

AGENDA
REDEVELOPMENT COMMISSION

McCloskey Conference Room
January 9, 2017
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –December 19, 2016 and Memorandum of Executive Session for January 3, 2017
- III. EXAMINATION OF CLAIMS** –December 30, 2016 for \$209,366.10
- IV. EXAMINATION OF PAYROLL REGISTERS** –December 23, 2016 for \$28,112.38
- 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. Election of Officers
 - B. Resolution 17-01: Approval of 2017 Meeting Schedule
 - C. Resolution 17-02: Approval of Funding for Construction of West 17th Street (Maple to Madison) Sidewalk Project
 - D. Resolution 17-03: Offer to Purchase 717 West Howe Street
 - E. Resolution 17-05: Offer to Purchase 1730 South Walnut
- 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 3, 2017 at 5:00 p.m. in the Showers City Hall, Law Library, Suite 220, 401 North Morton Street.

Commissioners Present: Don Griffin, Sue Sgambelluri, Jennie Vaughan, and David Walter

Commissioners Absent: Kelly Smith and Katie Birge

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; Paula McDevitt, Parks and Recreation, Director

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 6:10 p.m.

Don Griffin, President

Sue Sgambelluri, Secretary

Date

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, December 19, 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, Katie Birge, Sue Sgambelluri, David Walter, and Kelly Smith

Commissioners Absent: Jennie Vaughan

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

Other(s) Present: Jeff Underwood, City of Bloomington Controller; Thomas Cameron, Assistant City Attorney; Alex Crowley, Director, Economic and Sustainable Development (ESD); Nicolas Cader, Horn Properties; Jacqui Bauer, ESD Sustainability Coordinator; Joe Davis, Community Carbon Exchange

- II. READING OF THE MINUTES** – Katie Birge made a motion to approve the minutes from the Executive Session for December 5, 2016, the regular meeting on December 5, 2016, and the regular meeting on December 12, 2016. Sue Sgambelluri seconded the motion. The board unanimously approved.
- III. EXAMINATION OF CLAIMS** – David Walter made a motion to approve the claims register for December 16, 2016 for \$66,224.44. Katie Birge seconded the motion. The board unanimously approved.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Sue Sgambelluri made a motion to approve the payroll register for December 9, 2016 for \$28,017.51. Katie Birge seconded the motion. The board unanimously approved.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director’s Report.** Doris Sims was available to answer questions. David Walter asked if commissioners still need to re-apply yearly for their positions. Sims stated all commissioners need to reapply yearly and can apply on the City website – www.bloomington.in.gov/boards. All appointments expire January 1, however all commissioners will serve until reappointed or replaced.
- B. Legal Report.** Thomas Cameron was available to answer questions. Sgambelluri asked when to expect public comment guidelines. Cameron stated early next year, hopefully in January 2017.
- C. Treasurer’s Report.** Jeff Underwood was available to answer questions.
- D. CTP Update Report.** Alex Crowley reported continued discussions with Randy Lloyd regarding the Admin Building. Crowley also reported having discussions with other interested parties regarding the Admin Building.

VI. NEW BUSINESS

A. Resolution 16-87: Approval of CTP Maintenance Funding for 2017. Jeff Underwood stated this is the annual resolution to approve funds for maintenance of the Certified Tech Park (CTP). Cameron stated there is a typo in the agreement. Under the first resolved paragraph, the second sentence says “Invoices for maintenance costs associated with the RDC Property that are more than Two Thousand Five Hundred Dollars (\$5,000) must be specifically approved by the RDC in advance of their expenditure”. Historically the amount was \$2,500 and the written amount did not get changed in the agreement. The correct amount is \$5,000 and will be changed before the commissioners sign the agreement.

Sue Sgambelluri made a motion to approve Resolution 16-87 as amended. David Walter seconded the motion. The board unanimously approved.

B. Resolution 16-88: Approval of Funding for Agreement with Solar Energy Solutions, LLC to Install Solar Panels on City Hall and Bloomington Police Headquarters (BPD). Jacqui Bauer stated last week the Board of Public Works approved the contract with Solar Energy Solutions, to install solar on City Hall and Bloomington Police Headquarters. The contract will be for an amount up to \$730,000. The total project, including the roof installations will be approximately \$1.3 million, which is not a final number. Bauer stated the two projects will save the City over \$40,000 per year. It will provide approximately one third of the total energy consumption at City Hall and approximately 20% at BPD.

Katie Birge asked about the life expectancy of the solar panels. Bauer stated they are warrantied for 25 years, however 30 years is a fair assumption for the life span.

Don Griffin asked if there will be battery back-up. Bauer stated there is not battery back-up but could be something to look at in the future.

Kelly Smith asked if there are any incentives from Duke Energy for installing solar. Bauer stated Duke Energy does not currently have any incentives for solar. Smith asked if this is permissible use of TIF funds. Cameron stated it is permissible.

David Walter made a motion to approve Resolution 16-88. Katie Birge seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

Alex Crowley reported receiving a request from Joe Davis, Community Carbon Exchange to lease the Dimension Mill for a networking event. The event will take place in February 2017. Crowley stated after internal discussions, he would not recommend leasing the Dimension Mill but wanted input from the commission. Crowley stated there is an alternative suggestion; which is the rental of the outdoor space at the Dimension Mill.

Katie Birge asked if there is a process/policy in place for renting public spaces. Jeff Underwood stated the City Council recently approved a fee structure for rent of City facilities. That policy could be implemented; however in order to completely implement the policy we would have to go to City Council and have them adopt a fee schedule to go along with the rental of public spaces and how the spaces would be allocated. Cameron stated the policy and fee schedule recently adopted could be a good starting point.

Don Griffin asked if the commission wanted to open the meeting to public comment. The commission unanimously agreed to open the meeting for public comment.

Joe Davis, Community Carbon Exchange stated there is going to be a networking event taking place in February 2017. The preference is to use the Dimension Mill as a physical space. However, as a back-up he is proposing to set up a large tent with some musical performances. There will be different groups invited to the event; the Monroe County Solid Waste District is going to do recycling demonstrations and hopefully there will be an onsite electronic device recycling area. Davis also wants to have a walk-thru of the Dimension Mill during the event. He hopes this will become an annual event and believes the best location will be on the grounds currently owned by the Redevelopment Commission.

Sgambelluri asked about insurance/liability. Underwood stated any Redevelopment Commission owned property is covered under the City of Bloomington's policy. Sgambelluri asked if there were additional requirements for event holders, under the policy that went before City Council. Underwood explained it did have additional requirements; proof of insurance, deposit, set-up, clean-up, and responsibility for damages. The City policy recently adopted would have to be compared to the state statute and have any needed issues worked out.

The consensus is to move forward to draft a policy for leasing any Redevelopment Commission owned properties. Underwood stated it would work best to send the draft to the commissioners for review and schedule a work session to discuss and potential changes. Underwood stated we can give Mr. Davis a copy of the City's policy to give him an idea of what it will look like.

Doris Sims stated our next meeting will be January 9, 2017. The agenda will include election of officers and approval of the 2017 meeting schedule.

VIII. ADJOURNMENT

Don Griffin, President

Sue Sgambelluri, Secretary

Date

**17-01
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

WHEREAS, the Redevelopment Commission of the City of Bloomington is authorized under Indiana Code § 36-7-14-8 to set the dates of its regular, annual, and special meetings; and

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

The regularly scheduled Redevelopment Commission meetings for 2017 and the annual organizational meeting for 2018 are set as described in the "REDEVELOPMENT COMMISSION 2017 MEETING SCHEDULE," which is attached to this Resolution as Exhibit A.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date

2017 REDEVELOPMENT COMMISSION SCHEDULE

All Meetings will be held in the McCloskey Conference Room, Suite 135
@ 5:00 p.m. unless otherwise noted.

January 9, 2017

January 23, 2017

February 6, 2017

February 20, 2017

March 6, 2017

March 20, 2017

April 3, 2017

April 17, 2017

May 1, 2017

May 15, 2017

June 5, 2017

June 19, 2017

July 3, 2017

July 17, 2017

August 7, 2017

August 21, 2017

September 5, 2017 (Tuesday)

September 18, 2017

October 2, 2017

October 16, 2017

November 6, 2017

November 20, 2017

December 4, 2017

December 18, 2017

January 8, 2018

**17-02
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF FUNDING FOR CONSTRUCTION OF 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 17th 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, City Staff and E & B Paving believe that seven change items are appropriate at this time (“First Change Order”) to address:

1. Asphalt Repair at a cost of One Thousand Eight Hundred Forty One Dollars (\$1,841);
2. Project Winterization at a cost of Five Thousand One Hundred Seven Dollars (\$5,107);
3. Storm Sewer Installation Adjustments at a cost of Ten Thousand Two Hundred Seventy Nine Dollars and Seventy Eight Cents (\$10,279.78);
4. Additional Asphalt Paving at a cost of Four Thousand Seven Hundred Sixty Six Dollars (\$4,766);
5. Retaining Wall Extension at a cost of Two Thousand Eight Hundred Eighty Dollars (\$2,880);
6. Storm Sewer Casting Changes at a cost of Two Thousand Seven Hundred Three Dollars and Eighty Five Cents (\$2,703.85); and
7. Elimination of the Sanitary Sewer Structures from the scope of the Project at a cost savings of Twenty Two Thousand Six Hundred Eighty Two Dollars and Ten Cents; and

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

WHEREAS, the result of the First Change Order would be a Twenty Seven Thousand Five Hundred Seventy Seven Dollar and Sixty Three Cent (\$27,577.63) 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 expects that the project will be substantially completed to the satisfaction of the City and the final claims will be processed by June 17, 2017; and

WHEREAS, Staff has brought the RDC an Amended Project Review and Approval Form (“Amended Form”) that updates the expected term 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 16-69. The RDC hereby approves payment of an amount not to exceed Four Hundred Ninety Nine Thousand Five Hundred Eighty Two Dollars and Sixty Three Cents (\$499,582.63) 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 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 June 17, 2017. For the avoidance of doubt, Resolutions 16-31 (including the 5% change order allowance) and 16-69 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

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date



Date 10/05/2016

Field Change Request

Project: 17th Street Sidewalk Project

Number: 1

Contractor Name: E & B Paving

Contact: Garrett Gough

Subject: Excavate 12 feet by 30 feet of asphalt drive in parking lot of Smokin Jack's, and
Saw straight line and excavate and pave patch with five inches of mix leading into Marathons
Parking lot from new entrance of Smokin Jack's

Amount: \$ 1,841.00

Contractor's Signature: Garrett Gough

Date: November 23, 2016

Work amount accepted

Yes

No

Project Manager Matt Smithurst

Date: 12/7/14

Job 35160109
17th Street from Madison to Maple
FCR #1

Cost Breakdown

Description	Quantity	Unit	Unit Price	Extension
#53 Stone Subbase	14	ton	\$ 28.50	\$ 399.00
Asphalt Base and Surface	12	ton	\$ 98.50	\$ 1,182.00
Excavation for Drive	13	cys	\$ 20.00	\$ 260.00
				\$ 1,841.00



Date October 21, 2016

Field Change Request

Project: 17th Street Sidewalk Project

Number: 2

Contractor Name: E & B Paving

Contact: Garrett Gough

Subject:

Garrett I will need to go have the funding for this project extended though the RDC
So could you give an approximate number of days you will need to complete this project?

Jeff Heerdink

Amount: \$5,107.00

Contractor's Signature: Garrett Gough

Date: November 23, 2016

Work amount accepted

Yes

No

Project Manager Matt Smethurst

Date: 11/3/17

Job 35160109
17th Street from Madison to Maple
FCR #2

Cost Breakdown

Description	Quantity	Unit	Unit Price	Extension
Concrete Winter Charges	489.5	cys	\$ 6.00	\$ 2,937.00
Crew Time for Concrete Blankets	10	hrs	\$ 217.00	\$ 2,170.00
				\$ 5,107.00

We anticipate completing a majority of the work before Christmas 2016.
Some items that may remain until spring of 2017 are sodding, asphalt, limestone veneer on retaining wall and sidewalk in front of wall.



Date 11/4/16

Field Change Request

Project: 17th Street Sidewalk Project

Number: 3

Contractor Name: E & B Paving

Contact: Garrett Gough

Subject: Sanitary Sewer Installation

The City of Bloomington would like to eliminate all sanitary sewer replacement/installation from the project.

Amount: \$ (22,682.10)

Contractor's Signature: *Garrett Gough*

Date: November 23, 2016

Work amount accepted

Yes

No

Project Manager *Matt Sweetman*

Date: 12/14/16

Job 35160109
17th Street from Madison to Maple
FCR #3

Cost Breakdown

Description	Quantity	Unit	Unit Price	Extension
Lateral with Cleanout	-2	ea	\$ 2,100.00	\$ (4,200.00)
Sanitary Manhole	-2	ea	\$ 3,500.00	\$ (7,000.00)
8" Sanitary Main	-226	lft	\$ 71.00	\$ (16,046.00)
				\$ (27,246.00)

Add back for materials purchased and in E&B Yard (CBU can pick up at our yard, we will load

Manhole	1	ea	\$ 955.00	\$ 955.00
Drop Manhole	1	ea	\$ 2,056.00	\$ 2,056.00
8" SDR 35 Pipe	238	ft	\$ 2.78	\$ 661.64
6" SDR 35 Pipe	42	ft	\$ 1.55	\$ 65.10
8x6 Twye	2	ea	\$ 34.52	\$ 69.04
6x6 Twye	2	ea	\$ 20.82	\$ 41.64
6" CO Cap	2	ea	\$ 19.62	\$ 39.24
Casting for Cleanout	2	ea	\$ 121.63	\$ 243.26
Sanitary Manhole Casting	2	ea	\$ 216.49	\$ 432.98
			\$	\$ 4,563.90



Date 11/4/16

Field Change Request

Project: 17th Street Sidewalk Project

Number: 4

Contractor Name: E & B Paving

Contact: Garrett Gough

Subject: Adjustments to Storm Sewer Installation

In order to avoid additional rock excavation, install the remaining storm sewer as depicted in the attached revised drawings. Include a concrete collar on the storm pipe at the grade break.

Amount: \$ 10,279.78

Contractor's Signature: Garrett Gough

Date: 11-23-2016

Work amount accepted

Yes

No

Project Manager Matt Smithurst

Date: 12/7/16

Job 35160109
17th Street from Madison to Maple
FCR #4

Cost Breakdown

To estimate the cost of this we assumed that the labor/equipment and trucking to perform the 18" RCP is the same as it would have been for the 24" HDPE originally planned for this same location.

Description	Quantity	Unit	Unit Price	Extension
18" RCP	264	ft	\$ 15.42	\$ 4,070.88
Flowable Fill	95	cys	\$ 72.50	\$ 6,887.50
Concrete Collar at Deflection	2	cys	\$ 101.00	\$ 202.00
Precast J Boxes	2	ea	\$ 350.00	\$ 700.00
#11 Stone	-172	ton	\$ 8.00	\$ (1,376.00)
#53 Stone	-66	ton	\$ 3.10	\$ (204.60)
				\$ 10,279.78

Unused manholes and 24" pipe will be in E&B's yard for pickup by CBU.



Date 12/14/16

Field Change Request

Project: 17th Street Sidewalk Project

Number: 6

Contractor Name: E & B Paving

Contact: Garrett Gough

Subject: Retaining Wall Extension at 525 W. 17th

Please extend the retaining wall at 525 W. 17th so that it extends past the utility pole and utility box to the east of the existing wall.

Amount: \$ 2,880.00

Contractor's Signature: _____

Date: 12-21-16

Work amount accepted

Yes

No

Project Manager _____

Date: 1/3/17

Job 35160109
17th Street from Madison to Maple
FCR #6 - Modular Block Wall Extension

Cost Breakdown

Description	Quantity	Unit	Unit Price	Extension
Modular Block Wall	80	sft	\$ 36.00	\$ 2,880.00
				\$ 2,880.00



Date 12/14/16

Field Change Request

Project: 17th Street Sidewalk Project

Number: 8

Contractor Name: E & B Paving

Contact: Garrett Gough

Subject: Castings

Please switch out castings noted on plan set for "flat castings" on the four structures as discussed in the field so that the curb transition from the castings to sidewalk may be properly installed.

Amount: \$ 2,703.85

Contractor's Signature: Garrett Gough

Date: 12-21-16

Work amount accepted

Yes

No

Project Manager Matt Smethurst

Date: 1/3/17

Job 35160109
17th Street from Madison to Maple
FCR #8

Cost Breakdown

Description	Quantity	Unit	Unit Price	Extension
EJ V5660	5	ea	\$ 316.37	\$ 1,581.85
Labor & Equipment to Remove Type 10 and Install & Adjust	5	ea	\$ 224.40	\$ 1,122.00
				\$ 2,703.85

I have included 5 each on this pricing due to the fact that Str 105 had to be moved east to get over a conflict with an existing sewer lateral. This move did not allow for the existing casting that was at the original location of Str 105 to be reused on Str 105.



Date 12/14/16

Field Change Request

Project: 17th Street Sidewalk Project

Number: 9

Contractor Name: E & B Paving

Contact: Garrett Gough

Subject: Additional Pavement Removal and Paving

Please submit a cost for the removal of additional asphalt parking area at Sta. 54+50 and the subsequent repaving of this area as discussed in the field so that the City may consider whether or not we would like to pursue this action.

Amount: \$ 4,766.00

Contractor's Signature: _____

Date: _____

Work amount accepted

Yes

No

Project Manager Matt Smethurst

Date: 1/3/17

Job 35160109
17th Street from Madison to Maple
FCR #9

Cost Breakdown

Description	Quantity	Unit	Unit Price	Extension
#53 Stone Subbase	21	ton	\$ 28.50	\$ 598.50
Asphalt Base and Surface	35	ton	\$ 98.50	\$ 3,447.50
Excavation for Drive	36	cys	\$ 20.00	\$ 720.00
				\$ 4,766.00

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: 17th 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 17th 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 17th 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 17th 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 17th Street/Arlington Road/Monroe Street roundabout project
- A future project between the 17th Street/Arlington Road/Monroe Street roundabout and the terminus of the future I-69 Vernal Pike to 17th 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:	\$688,670.78
Sources of funds:	
City Council Sidewalk Committee	\$152,520.00
Alternative Transportation	\$2,150.00
Consolidated TIF / TIF Bond Funds	\$523,182.88¹
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 2017²
2	Right of Way Acquisition	\$93,345.00	January 2015 – April 2016
3	Construction	\$510,400.53³	May 2016 – June 2017

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

¹ This takes the 5% Change Order Allowance into account.

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

³ This is the amount of the Bid from E&B Paving plus the First Change Order; it does not take the Change Order Allowance into account.

**17-03
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

OFFER TO PURCHASE 717 W. HOWE STREET

WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the “Consolidated Economic Development Area” (“Consolidated TIF”); 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 to reimburse the City for expenditures made by it for local public improvements that are physically located in the Consolidated TIF or physically connected to the Consolidated TIF; and

WHEREAS, pursuant to Indiana Code § 36-7-14-19, the Redevelopment Commission of the City of Bloomington (“RDC”) is vested with the power to acquire real property; and

WHEREAS, on October 17, 2016, the City of Bloomington brought the RDC a Project Review & Approval Form (“Form”) which sought the support of the RDC to investigate the acquisition of 717 W. Howe Street and incorporate that property into Building Trades Park; and

WHEREAS, the RDC approved the Form in Resolution 16-61; and

WHEREAS, although 717 W. Howe Street is not physically located in the Consolidated TIF, it is physically connected to the Consolidated TIF, and Building Trades Park serves the Consolidated TIF; and

WHEREAS, as a result, it is permissible to use tax increment to acquire 717 W. Howe Street; and

WHEREAS, pursuant to Indiana Code § 36-7-14-19(b), two (2) independent appraisals were procured to determine the fair market value of 717 W. Howe Street; and

WHEREAS, Indiana Code § 36-7-14-19(b) prohibits the RDC from making an initial offer to purchase any property that exceeds the average of the two appraisals; and

WHEREAS, the RDC approves of the acquisition of 717 W. Howe Street, and permits an offer to purchase in the amount set forth below.

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

1. The RDC instructs City Staff to make an offer to purchase 717 W. Howe Street for One Hundred Twenty Five Thousand Dollars (\$125,000), in the form and manner best determined by City Staff.
2. If the offer to purchase is accepted, the purchase price shall be paid according to the terms set forth in the accepted offer from the Consolidated TIF. This does not remove the requirement to comply with the City and the RDC's claims process.
3. If this offer to purchase is not accepted, the RDC authorizes City Staff to negotiate with the seller. No option, contract, or understanding relative to the purchase of the Property is binding until the RDC until approved and accepted by the RDC in writing.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date

**17-05
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

OFFER TO PURCHASE 1730 SOUTH WALNUT

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2015” (the “Bond”) to pay for, among other things, the development of the Switchyard Park, and

WHEREAS, pursuant to Indiana Code § 36-7-14-19, the Redevelopment Commission of the City of Bloomington (“RDC”) is vested with the power to acquire real property; and

WHEREAS, on September 6, 2016, the RDC issued Resolution 16-54 authorizing Staff to pursue acquisition of property along South Walnut in the immediate vicinity of Switchyard Park, including 1730 South Walnut; and

WHEREAS, pursuant to Indiana Code § 36-7-14-19(b), two (2) independent appraisals were procured to determine the fair market value of 1730 South Walnut; and

WHEREAS, in Resolution 16-85, the RDC instructed Staff to make an offer to purchase 1730 South Walnut; and

WHEREAS, the RDC continues to approve of the acquisition of property along South Walnut, and permits an offer to purchase in the amount set forth below.

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

1. The RDC instructs City Staff to make an offer to purchase 1730 South Walnut Street for Seven Hundred Seventy Five Thousand Dollars (\$775,000), in the form and manner best determined by City Staff.
2. If the offer to purchase is accepted, the purchase price shall be paid according to the terms set forth in the accepted offer from the Bond fund (Fund 439-15-159004-53990). This does not remove the requirement to comply with the City and the RDC's claims process.
3. If this offer to purchase is not accepted, the RDC authorizes City Staff to negotiate with the seller. No option, contract, or understanding relative to the purchase of the Property is binding until the RDC until approved and accepted by the RDC in writing.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date