

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
*McCloskey Conference Room*  
**February 18, 2019**  
**5:00 p.m.**

- I. ROLL CALL**
- II. READING OF THE MINUTES** –February 4, 2019
- III. EXAMINATION OF CLAIMS** –February 8, 2019 for \$266,926.46
- IV. EXAMINATION OF PAYROLL REGISTERS**–February 1, 2018 for \$30,873.83
- V. REPORT OF OFFICERS AND COMMITTEES**
  - A. Director’s Report
  - B. Legal Report
  - C. Treasurer’s Report
  - D. CTP Update Report
- VI. NEW BUSINESS**
  - A. Resolution 19-17: Project Review and Approval Form for Trades District Garage
  - B. Resolution 19-18: Approval of Trades District Plat
  - C. Resolution 19-19: Approval of Plat – Southwest of 11<sup>th</sup> and Rogers
  - D. Resolution 19-20: Approval of Amended Project Review and Approval Form  
Regarding the Trades District Garage
- VII. BUSINESS/GENERAL DISCUSSION**
- IX. 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, February 4, 2019, at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with Don Griffin, presiding.***

**I. ROLL CALL**

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

Commissioners Absent: Eric Sandweiss, and Sue Wanzer

Staff Present: Doris Sims, Director; Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND; Dan Niederman, Program Manager, HAND; Bob Woolford, Program Manager, HAND

Others Present: Alex Crowley, Director, Economic & Sustainable Development; Larry Allen, Attorney, City Legal Department; Neil Kopper, Interim Director, Planning & Transportation; Allen Zielinski, Monroe County Education Association (MCEA); Scott Anderson, MCEA

**II. READING OF THE MINUTES** – Sue Sgambelluri moved to approve the January 22, 2019, minutes. David Walter seconded the motion. The board unanimously approved.

**III. EXAMINATION OF CLAIMS** – David Walter moved to approve the claim register for January 25, 2019, for \$2,438,860.80. Sue Sgambelluri seconded the motion. The board unanimously approved.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Sue Sgambelluri moved to approve the payroll register for January 18, 2019, for \$30,753.39. David Walter seconded the motion. The board unanimously approved.

**V. REPORT OF OFFICERS AND COMMITTEES**

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

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

**C.** Treasurer's Report. Jeff Underwood was available to answer questions.

**D.** CTP Update. Alex Crowley gave a brief update on the status of the Trades District garage. He said staff is in the process of selecting a designer and construction manager. The RFQ responses for the designer manager have been evaluated. Staff hopes to have a finalist by February 11 and a recommendation to the RDC at the February 18 meeting.

Crowley stated the RFP for the construction manager was released today, responses are due back by February 25. Any interested parties may attend a pre-proposal meeting and a tour of the sites. The same team that evaluated the design responses will evaluate the construction manager responses.

Crowley stated that the RDC discussed the master developer evaluation process in the previous meeting. In response to that discussion, Crowley sent an email to the commissioners with the RFQ responses from the two potential master developers, Trinatas and Browning. Crowley also included additional information from Trinatas that was shared with the hospital reuse advisory group, along with questions and answers that came out of the advisory group process.

## **VI. NEW BUSINESS**

### **Public Hearing**

- A.** Resolution 19-09: Approval of CDBG Allocation Recommendations. Sue Sgambelluri was the RDC representative for social services, and David Walter was the RDC Representative for physical improvements.

Dan Niederman gave a brief overview of the social service allocation recommendations. Bob Woolford gave a brief overview of the physical improvement allocation recommendations.

Doris Sims stated 15% of the grant can be used for social services, 20% for administration, and 65% for physical improvements

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

Sue Sgambelluri moved to approve Resolution 19-09. David Walter seconded the motion. The board unanimously approved.

### **End of Public Hearing**

- B.** Resolution 19-10: Approval of Funding for Purchase of Garbage and Recycling Receptacles. The RDC approved a project review and approval form at the previous commission meeting. Allen said the new receptacles have a minimum lifespan of 10 years and require less maintenance.

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

Sue Sgambelluri moved to approve Resolution 19-10. Mary Alice Rickert seconded the motion. The board unanimously approved.

- C.** Resolution 19-11: Second Extension of Right of Entry to Pedcor Investments for Access to 621 North Rogers Street. Crowley stated in order to facilitate Pedcor's construction work, the City gave Pedcor permission to locate its construction trailer at 621 North Rogers. Pedcor needs extra time to complete construction.

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

Mary Alice Rickert moved to approve Resolution 19-11. David Walter seconded the motion. The board unanimously approved.

- D.** Resolution 19-12: Amendment to Design Contract for West 17<sup>th</sup> Street Reconstruction. Neil Kopper stated the City was awarded \$1,000,000 in INDOT Community Crossing Matching Grant Funds for the construction phase of the project. These funds require a 50% match from the City. Additionally, the City has been coordinating an interlocal cooperative agreement with INDOT for an additional \$4,000,000 in state dollars to assist with funding the project. The original estimate for the overall projects was \$6.2 million, however, the final numbers will be closer to \$5,000,000.

Kopper said the City has an agreement with Aztec Engineering for the preliminary engineering & right of way professional services for the project. The amendment to their contract is for additional services in the amount of \$40,190. The additional services include bidding and construction phase services. Kopper said this is the 2<sup>nd</sup> amendment to their contract, however, it is the 1<sup>st</sup> amendment with an increase in funding.

- E. Resolution 19-13: Approval of Agreement for Construction Inspection Contract for West 17<sup>th</sup> Street Reconstruction. Kopper said staff has negotiated an agreement with Beam, Longest, and Neff, LLC, for an amount not to exceed \$390,000 for construction inspection services.
- F. Resolution 19-14: Construction Contract for West 17<sup>th</sup> Street Reconstruction. Koper stated after reviewing responses to the City's bid request, the City has determined that Reed and Sons Construction, Inc. had the best bid to provide the construction services. Reed & Sons was the low bidder at \$3,026,526.18.
- G. Resolution 19-15: Lighting Contract for West 17<sup>th</sup> Street Reconstruction. This contract is with Duke Energy for light installation for the West 17<sup>th</sup> Street reconstruction project. The City and Duke Energy have a separate contract for ongoing monthly electric bills and maintenance.

Allen explained that RDC is only funding the procurement and installation of the equipment and not the ongoing maintenance or electric bills.

Allen stated Resolutions 19-12 through 19-15 are all contingent upon Board of Public Works approval.

Don Griffin asked for public comment on Resolutions 19-12 through Resolution 19-15. There were no comments from the public.

David Walter made a motion to approve Resolution 19-12, 19-13, 19-14, and 19-15. Sue Sgambelluri seconded the motion. The board unanimously approved.

- H. Resolution 19-16: Construction Contract for 2<sup>nd</sup> Street/Bloomfield Road Multimodal Safety Improvements. Kopper said this project is federally funded. The State manages the bidding and construction awarding. INDOT is in the process of sending an invoice to the City for the match amount.

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

David Walter made a motion to approve Resolution 19-16. Mary Alice Rickert seconded the motion. The board unanimously approved.

**VII. BUSINESS/GENERAL DISCUSSION**

**VIII. ADJOURNMENT**

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Don Griffin, President

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Mary Alice Rickert, Secretary

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Date

**19-17  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF AMENDED PROJECT REVIEW AND APPROVAL FORM  
REGARDING FOR THE TRADES DISTRICT GARAGE**

**WHEREAS**, on October 15, 2018, the City of Bloomington (“City”) brought the Redevelopment Commission of the City of Bloomington (“RDC) a Project Review and Approval Form (“Form”) which sought the support of the RDC regarding the construction of a new 4<sup>th</sup> Street Garage and a Garage within the Trades District (“Project”); and

**WHEREAS**, the RDC approved that Form with RDC Resolution 18-67; and

**WHEREAS**, the RDC approved amended versions of the Form in Resolutions 18-76 and 18-81, which added particular sustainable design and features that were contemplated as part of the Project; and

**WHEREAS**, the City of Bloomington Common Council voted to move forward with bonding for the Trades District Garage in Council Resolution 18-25, which the RDC certified in its own Resolution 19-06; and

**WHEREAS**, the City has brought the RDC an Amended Project Review and Approval Form (“Amended Form”) which reflects the new scope of the Trades District Garage Project; and

**WHEREAS**, a copy of the Amended Form is attached to this Resolution as Exhibit A

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

1. The Redevelopment Commission reaffirms its support for the Project, as set forth in more detail in the attached Amended Form.
2. The RDC reaffirms that the Project has a valid public purpose, and approves the Project.
3. The expenditure of funds is not approved by this Resolution. Any previous approval of funding relating to this Project is unaffected by this Resolution. Additional funding that is necessitated by the Amended Form will be approved separately.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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Mary Alice Rickert, 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:** Trades District Garage

**Project Manager(s):** Karen Valiquett, CORE Planning Strategies; Mick Renneisen; Jeff Underwood; Alex Crowley

**Project Description:**

This is a project to retain all necessary design, construction management, and contracting for the design and construction of the Trades District Garage.

The Trades District Garage includes up to 300 parking spaces. The City and the RDC reiterates its commitment to building a garage within the Trades District includes the following sustainability features:

- A structure that allows at least two (2) of the floors to be converted into office, retail, or living space should downtown needs change over the life of the garage;
- At least six (6) electric vehicle charging stations in an area of priority parking with a design (conduit provided throughout the facility) that allows for the garage to be retrofitted for more charging stations as demand for the stations requires;
- Preference for locating the garage on city-owned property;
- Solar panels that will cover the electric needs of the facility;
- Bicycle parking for a minimum of thirty (30) bikes, ten (10) of which spots will be bike lockers. The lockers may be located either inside or outside, or both, as the design determines.
- 25% of all parking spaces in the garage designed for use by compact vehicles;
- Dedicated carpool parking;
- Parksmart Sustainability Certification with the goal of achieving silver depending on ultimate garage design;
- One (1) public restroom;
- A maintenance and caretaking plan for the life of the garage; and

- The design will include public art and should be an architecturally significant design that would enhance and highlight the Trades District.

**Project Timeline:**     **Start Date:**    **2019**  
                                   **End Date:**         **2020**

**Financial Information:**

Estimated full cost of project:	\$ 9,286,343
Sources of funds:	2018-19 Revenue Bonds; Consolidated TIF
	<b>Parking Facility Fund for demolition cost</b>

**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 Contract	\$	March 2019 – Summer 2020
2 Construction Manager Contract	\$	April 2019 – Summer 2020
3 Construction	\$	Summer 2019- Summer 2020
4 Public Art	\$	End of 2019- Summer 2026
5 Contingency	\$	Summer 2020

**TIF District:** Consolidated TIF (Expanded Downtown)

**Resolution History:** 18-67: Approval of Project Review Form  
                                  18-76: Approval of Amended Project Review Form  
                                  18-81: Approval of Amended Project Review Form  
                                  **19-17: Approval of Amended Project Review Form**

To Be Completed by Redevelopment Commission Staff:

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

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

**19-18  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF THE AMENDED FINAL TRADES DISTRICT PLAT**

- WHEREAS, in May 2005, the City of Bloomington’s (“City”) application for Certified Technology Park (“CTP”) designation was approved by the Indiana Economic Development Corporation, for an area encompassing 65 acres in northwest downtown Bloomington; and
- WHEREAS, the Redevelopment Commission (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bond”) to pay for the acquisition and redevelopment of the 12 acres within the CTP to create the geographical center of innovation now called the Trades District; and
- WHEREAS, in Resolution 15-60, the RDC approved a Project Review and Approval form supporting the effort to begin infrastructure improvements in the Trades District (the “Infrastructure Project”), which form was amended in Resolution 18-13; and
- WHEREAS, in Resolution 16-55, the RDC approved a Project Review & Approval Form supporting the effort to renovate the Dimension Mill for use as tech office space (the “Mill Project”), which form was amended most recently in Resolution 18-14; and
- WHEREAS, in Resolutions 18-13 and 18-14, the RDC approved the commencement of work on redeveloping the Trades District by approving the award of bids and contracts for the Infrastructure Project and the Mill Project; and
- WHEREAS, it is the intent of the City and the RDC to market and sell the remaining undeveloped parcels in the Trades District to other commercial/industrial partners, which actions require that a plat be drafted and recorded; and
- WHEREAS, in Resolution 18-23, the RDC approved the plat for the Southern portion of the Trades District; and
- WHEREAS, the City has had prepared the first amendment to the final plat for the northern part of the Trades District for the properties east of Rogers Street (“Amended Final Plat”); and



WHEREAS, the RDC, as owner of the real property constituting the Trades District, must approve the Amended Final Plat for the Trades District and record it.

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

1. The RDC reaffirms its approval of the overall efforts to redevelop the Trades District.
2. The RDC finds that the Amended Final Plat serves the public's best interest and therefore approves the Amended Final Plat for the Trades District.
3. Approval of the Amended Final Plat in and of itself does not involve the expenditure of RDC funds.
4. The Amended Final Plat will also be presented to the Board of Public Works for its approval.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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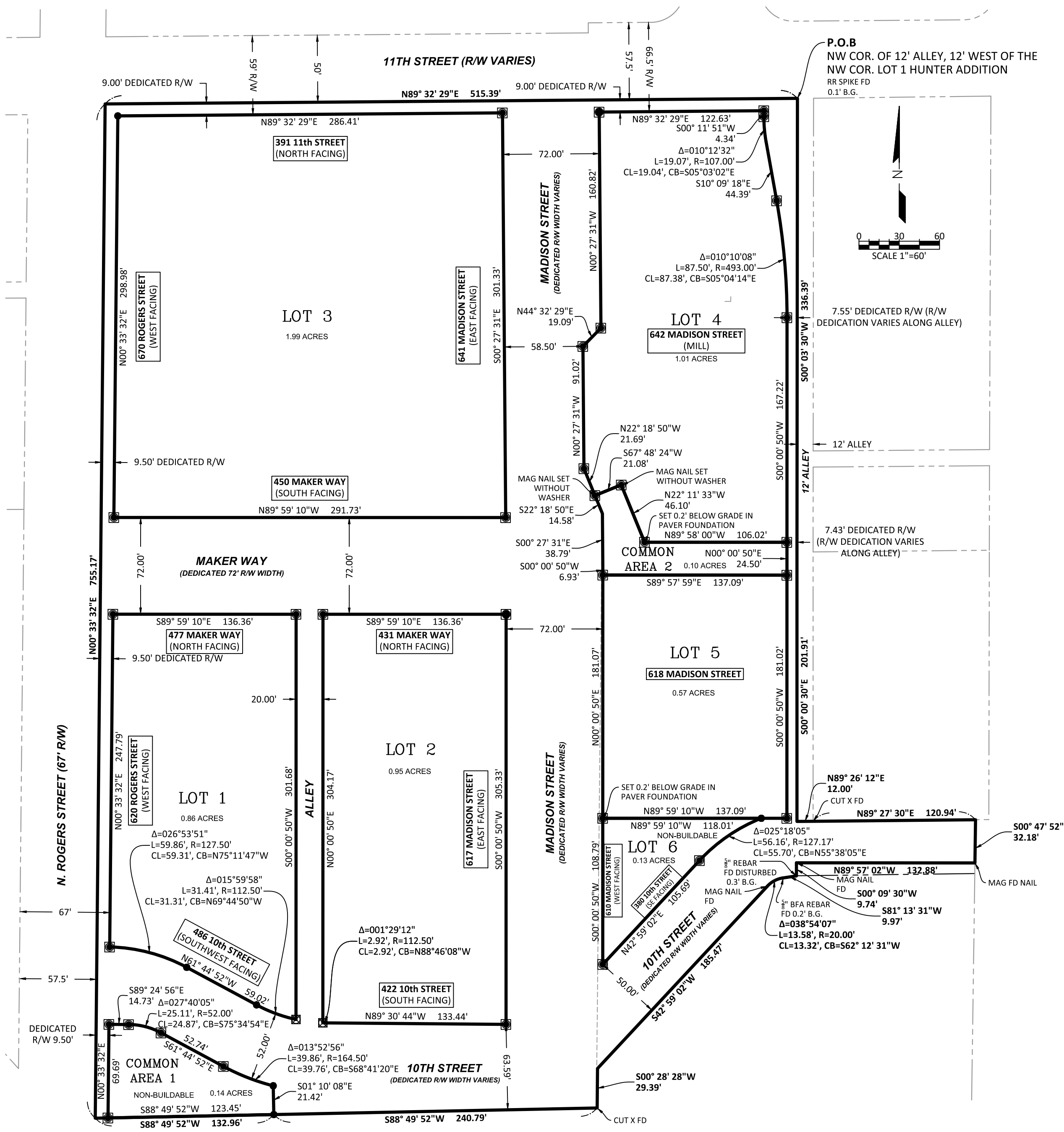
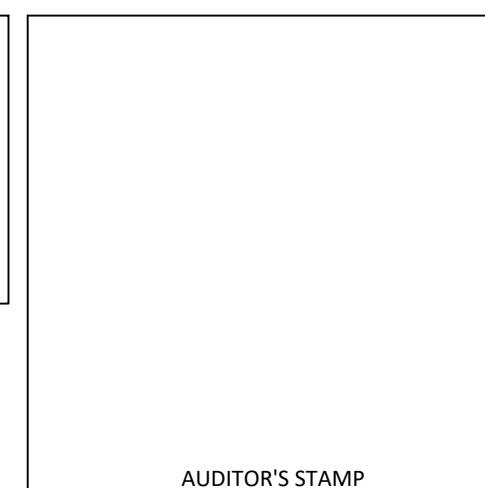
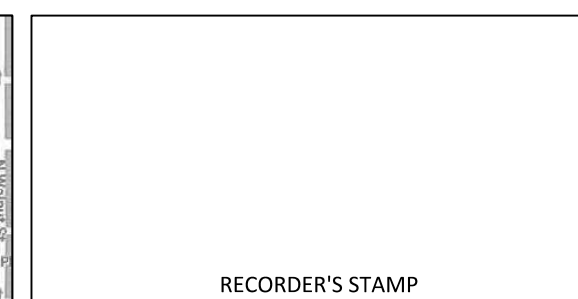
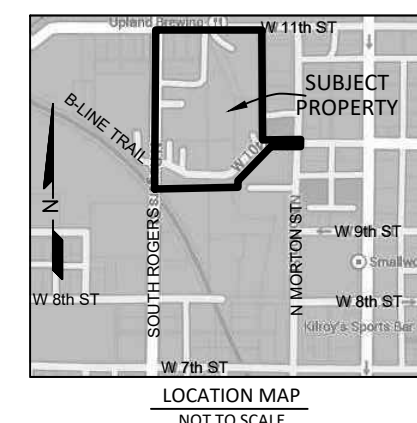
Mary Alice Rickert, Secretary

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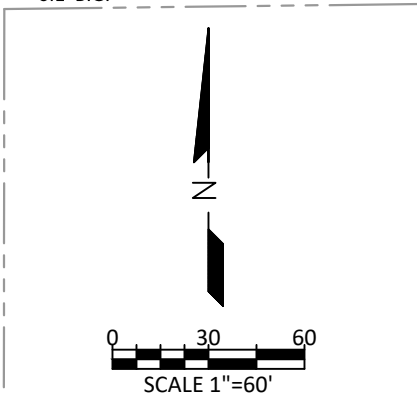
Date

# TRADES DISTRICT AMENDMENT 1 FINAL PLAT

A PART OF THE TRADES DISTRICT FINAL PLAT, A PART OF THE NORTHEAST QUARTER OF SECTION 32, AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST, BLOOMINGTON, INDIANA



**P.O.B**  
 NW COR. OF 12' ALLEY, 12' WEST OF THE NW COR. LOT 1 HUNTER ADDITION  
 RR SPIKE SET  
 0.1' B.G.



### TRADES DISTRICT AMENDMENT 1 FINAL PLAT

A part of the Trades District Final Plat as recorded as Instrument Number 2018005027, a part of the Northeast quarter of Section 32, and a part of the Northwest Quarter of Section 33 all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as being the Trades District Amendment 1 Final Plat certified by Matthew M. Knoy, LS20800146, February 14, 2019 as Bledsoe Riggert Cooper & James, Inc. job number 8120 as follows:

- BEGINNING** at the Northwest corner of a 12 foot wide alley being 12 feet west of the Northwest Corner of Lot 1 in Hunter Addition to the City of Bloomington; thence along the west line of said alley the following Two (2) courses:
- 1) SOUTH 00 degrees 03 minutes 30 seconds WEST, 336.39 feet; thence
  - 2) SOUTH 00 degrees 00 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line, NORTH 89 degrees 26 minutes 12 seconds EAST, 12.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST, along said north right-of-way, 120.94 feet; thence leaving said north right-of-way, SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.18 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Seven (7) courses:
- 1) NORTH 89 degrees 57 minutes 02 seconds WEST, 132.88 feet; thence
  - 2) SOUTH 00 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence
  - 3) SOUTH 81 degrees 13 minutes 31 WEST, 9.97 feet to a non-tangent curve concave to the southeast, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 13.32 feet; thence
  - 4) southwesterly along said curve 13.58 feet; thence
  - 5) SOUTH 42 degrees 59 minutes 02 seconds WEST, 185.47 feet; thence
  - 6) SOUTH 00 degrees 28 minutes 28 seconds WEST, 29.39 feet; thence
  - 7) SOUTH 88 degrees 49 minutes 52 seconds WEST, 240.79 feet; thence leaving said south right-of-way, SOUTH 88 degrees 49 minutes 52 seconds WEST, 132.96 feet to the east 57.5 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST, along said east right-of-way, 755.17 feet to the south 50 foot right-of-way line of 11th Street; thence leaving said east right-of-way, NORTH 89 degrees 32 minutes 29 seconds EAST, along said south right-of-way line of 11th Street, 515.39 feet to the Point of Beginning, containing 8.69 acres, more or less and subject to all legal rights of way and easements.

**NOTES:**

1. THE INITIAL FIELD WORK PERFORMED MARCH 2014 THROUGH MARCH, 2017.
2. ALL REBAR SET ARE 5/8-INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892IN"
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY REPORT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363.
5. ALL EXISTING EASEMENTS MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE SHOWN IN THEIR ENTIRETY. REFER TO ALTA/ACSM LAND TITLE SURVEY BY BEN E. BLEDSOE RECORDED IN THE OFFICE OF THE RECORDER AS INSTRUMENT NO. 2017003363 AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 22, 1999 FOR ADDITIONAL EASEMENT REFERENCES.
6. THE SUBJECT PROPERTIES ARE UNDER CONSTRUCTION AT THE TIME OF THIS PLAT AMENDMENT.

**FLOOD ZONE:**

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 18105C0141D EFFECTIVE DECEMBER 17, 2010.

**OWNER/DEVELOPER**

City of Bloomington Redevelopment Commission  
 401 West 17th Street  
 Bloomington, IN 47404

City of Bloomington Department of Redevelopment  
 P.O. Box 100  
 Bloomington, IN 47402

Morton Street Properties, LLC  
 555 North Morton Street  
 Bloomington, IN 47404

**RECORD INFORMATION**

City of Bloomington Redevelopment Commission  
 Instrument Number 2011012088

City of Bloomington Department of Redevelopment  
 Instrument Number 2018005960

Morton Street Properties, LLC  
 Instrument Number 2008012578

**ZONING**

Subject: CD  
 Adjoiners: CD

**LEGEND:**

- 5/8" REBAR WITH YELLOW CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH
- ⊙ MAG NAIL WITH WASHER SET STAMPED "BRCJ INC 6892 IN" SET FLUSH
- ⊠ RR SPIKE SET

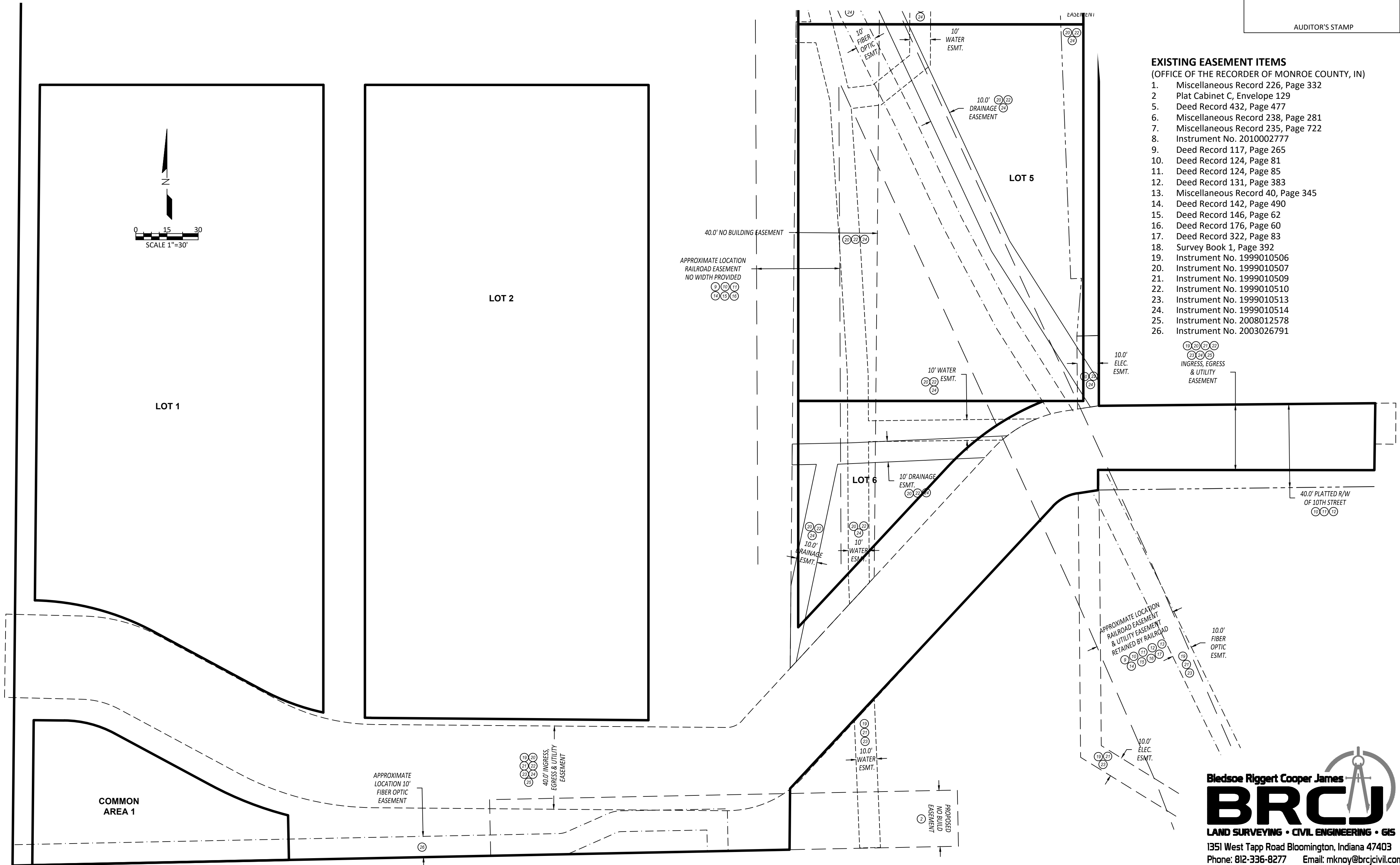
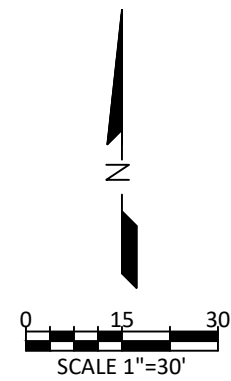


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RECORDER'S STAMP

AUDITOR'S STAMP



- EXISTING EASEMENT ITEMS**  
(OFFICE OF THE RECORDER OF MONROE COUNTY, IN)
1. Miscellaneous Record 226, Page 332
  2. Plat Cabinet C, Envelope 129
  5. Deed Record 432, Page 477
  6. Miscellaneous Record 238, Page 281
  7. Miscellaneous Record 235, Page 722
  8. Instrument No. 2010002777
  9. Deed Record 117, Page 265
  10. Deed Record 124, Page 81
  11. Deed Record 124, Page 85
  12. Deed Record 131, Page 383
  13. Miscellaneous Record 40, Page 345
  14. Deed Record 142, Page 490
  15. Deed Record 146, Page 62
  16. Deed Record 176, Page 60
  17. Deed Record 322, Page 83
  18. Survey Book 1, Page 392
  19. Instrument No. 1999010506
  20. Instrument No. 1999010507
  21. Instrument No. 1999010509
  22. Instrument No. 1999010510
  23. Instrument No. 1999010513
  24. Instrument No. 1999010514
  25. Instrument No. 2008012578
  26. Instrument No. 2003026791

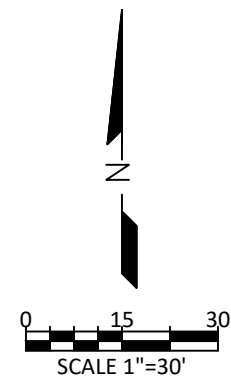
**Bledsoe Riggert Cooper James**  
**BRCJ**  
LAND SURVEYING • CIVIL ENGINEERING • GIS  
1351 West Tapp Road Bloomington, Indiana 47403  
Phone: 812-336-8277 Email: mknoy@brcjcivil.com

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RECORDER'S STAMP

AUDITOR'S STAMP



LOT 3

LOT 4

APPROXIMATE LOCATION  
RAILROAD EASEMENT  
117/265  
124/85  
131/383  
MR 40/345  
142/490  
146/62  
176/60  
UTILITY EASEMENT  
RETAINED BY RAILROAD  
322/83

COMMON AREA 2

LOT 5

10' FIBER OPTIC ESMT.

10' WATER ESMT.

10.0' DRAINAGE EASEMENT

STEM LINE EASEMENT

- EXISTING EASEMENT ITEMS**  
(OFFICE OF THE RECORDER OF MONROE COUNTY, IN)
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  10. Deed Record 124, Page 81
  11. Deed Record 124, Page 85
  12. Deed Record 131, Page 383
  13. Miscellaneous Record 40, Page 345
  14. Deed Record 142, Page 490
  15. Deed Record 146, Page 62
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  23. Instrument No. 1999010513
  24. Instrument No. 1999010514
  25. Instrument No. 2008012578
  26. Instrument No. 2003026791

LOT 1

LOT 2

**Bledsoe Riggert Cooper James**  
**BRCJ**  
LAND SURVEYING • CIVIL ENGINEERING • GIS  
1351 West Tapp Road Bloomington, Indiana 47403  
Phone: 812-336-8277 Email: mknoy@brcjcivil.com

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RECORDER'S STAMP

AUDITOR'S STAMP

**OWNER CERTIFICATION**

The undersigned, City of Bloomington Redevelopment Commission, Morton Street Properties, LLC, and City of Bloomington Department of Redevelopment, being the owners of the described real estate herein, do hereby layoff and plat the same into six lots and two common areas in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Trades District Amendment 1 Final Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission, Morton Street Properties, LLC, and City of Bloomington Department of Redevelopment, have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
City of Bloomington Redevelopment Commission

By \_\_\_\_\_

\_\_\_\_\_  
Morton Street Properties, LLC

By \_\_\_\_\_

**STATE OF INDIANA, COUNTY OF MONROE**

Before me, a Notary Public for said County and State, \_\_\_\_\_, personally appeared and acknowledged the execution of this instrument this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Notary Signature

My commission expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

**PLAN COMMISSION AND BOARD OF PUBLIC WORKS**

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

**APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD:** \_\_\_\_\_, 2018

**APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD:** \_\_\_\_\_, 2019

\_\_\_\_\_  
Director of Planning & Transportation Department

\_\_\_\_\_  
Chair of Plat Committee

\_\_\_\_\_  
President of Board of Public Works

\_\_\_\_\_  
Member of Board of Public Works

\_\_\_\_\_  
Member of Board of Public Works

**REPORT OF SURVEY**

In accordance with **Title 865, 1-12-1 through 1-12-30** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

**The Relative Positional Accuracy "RPA"** (due to random errors in measurement) of this survey is within that allowable for a urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)"

In regard to "**ACTIVE LINES OF OCCUPATION**", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, constructed or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a retracement and original survey. This survey was performed at the request of the City of Bloomington Redevelopment Commission and Anderson+Bohlender, LLC to divide the subject parcels for future development. This survey is not complete without the Report of Survey associated with survey #1, #4, and #5. Survey #4, #5, and this survey were performed as one effort but recorded at different stages of the project.

The properties are currently in the name of the City of Bloomington Redevelopment Commission (Instrument Number 2011012088), Morton Street Properties, LLC (Instrument Number 2008012578), and the City of Bloomington Department of Redevelopment (Instrument Number 2018005960).

The initial field work was completed March of 2017.

**MONUMENTS FOUND:**

See survey #1, #2, #3, #4, and #5 for monuments. Monuments in survey #1 along with monuments shown along the north and south lines of 10th Street were accepted as the best evidence of property lines and existing right-of-way.

**SURVEYS CONSULTED:**

1. ALTA/ACSM Land Title Survey by Ben E. Bledsoe of Bledsoe Riggert Guerretaz, Inc.; dated August 10, 2011; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2017003363.
2. Topographic and ALTA/ACSM Land Title by Rachel A. Oser of Bledsoe Riggert Guerretaz, Inc.; dated October 23,2014; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2015004424.
3. Boundary Survey by Stephen L. Smith of Smith Neubecker & Associates, Inc.; dated January 22, 1999.
4. Plat of Survey by Matthew M. Knoy of Bledsoe Riggert Cooper James, Inc.; dated March 12, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018002819.
5. Trades District Final Plat by Matthew M. Knoy of Bledsoe Riggert Cooper James, Inc.; dated March 28, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018005027.

**DEED ANALYSIS:**

There is a possible deed overlap of as much as 0.6' along the western line of Instrument #2008012578 south of 10th Street. When accepting monuments #41, #44, and #60 as being on the south line of the Morton Street Properties, LLC parcel (see survey #4); the established southern right-of-way of 10th Street is 0.2' to 1.2' north of the record deed calls from Instrument #2008012578. There is no deed gap along the established southern right-of-way because the record deed calls to right-of-way.

**ESTABLISHMENT OF LINES AND CORNERS:**

The new perimeter boundary line was based on the Report of Survey included in surveys #1, #2, #3, #4, and #5. The right-of-way of 10th Street was established using a best fit of found monuments, survey #3, and Instrument #2008012578. The west line of Instrument #2008012578 was established using the east line created by survey #1. The east and west lines of the north-south 12' alley was established at a record 12' width from the alley per survey #1. The new parcels and street right-of-way were established at the direction of the owner(s).

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows: as noted in surveys #1, #2, #3, #4, and #5.

Due to *Availability and condition of reference monuments*; as noted in surveys #1, #2, #3, #4, and #5.

Due to *Occupation or possession lines*; as shown.

Due to *Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines*; as noted in surveys #1, #2, #3, #4, and #5.

**SURVEYOR'S CERTIFICATION**

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field. All existing easements may not be shown and those shown may not be shown in their entirety on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified February 14, 2019

\_\_\_\_\_  
Matthew M. Knoy  
Professional Surveyor No. LS20800146  
State of Indiana



**19-19  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF FINAL TRADES DISTRICT PLAT  
WEST OF ROGERS STREET**

- WHEREAS, in May 2005, the City of Bloomington’s (“City”) application for Certified Technology Park (“CTP”) designation was approved by the Indiana Economic Development Corporation, for an area encompassing 65 acres in northwest downtown Bloomington; and
- WHEREAS, the Redevelopment Commission (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bond”) to pay for the acquisition and redevelopment of the 12 acres within the CTP to create the geographical center of innovation now called the Trades District; and
- WHEREAS, in Resolution 15-60, the RDC approved a Project Review and Approval form supporting the effort to begin infrastructure improvements in the Trades District (the “Infrastructure Project”), which form was amended most recently in Resolution 18-13; and
- WHEREAS, in Resolution 16-55, the RDC approved a Project Review & Approval Form supporting the effort to renovate the Dimension Mill for use as tech office space (the “Mill Project”), which form was amended most recently in Resolution 18-14; and
- WHEREAS, in Resolutions 18-13 and 18-14, the RDC approved the commencement of work on redeveloping the Trades District by approving the award of bids and contracts for the Infrastructure Project and the Mill Project; and
- WHEREAS, it is the intent of the City and the RDC to market and sell the remaining undeveloped parcels in the Trades District to other commercial/industrial partners, which actions require that a plat be drafted and recorded; and
- WHEREAS, in Resolution 18-23, the RDC approved the plat for the Southern portion of the Trades District; and
- WHEREAS, the City has had prepared the final plat for the northern part of the Trades District for the properties east of Rogers Street (“Western Final Plat”); and
- WHEREAS, the RDC, as owner of the real property constituting the Trades District, must approve the Western Final Plat for the Trades District and record it.

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

1. The RDC reaffirms its approval of the overall efforts to redevelop the Trades District.
2. The RDC finds that the Western Final Plat serves the public's best interest and therefore approves the Western Final Plat for the Trades District.
3. Approval of the Western Final Plat in and of itself does not involve the expenditure of RDC funds.
4. The Western Final Plat will also be presented to the Board of Public Works for its approval.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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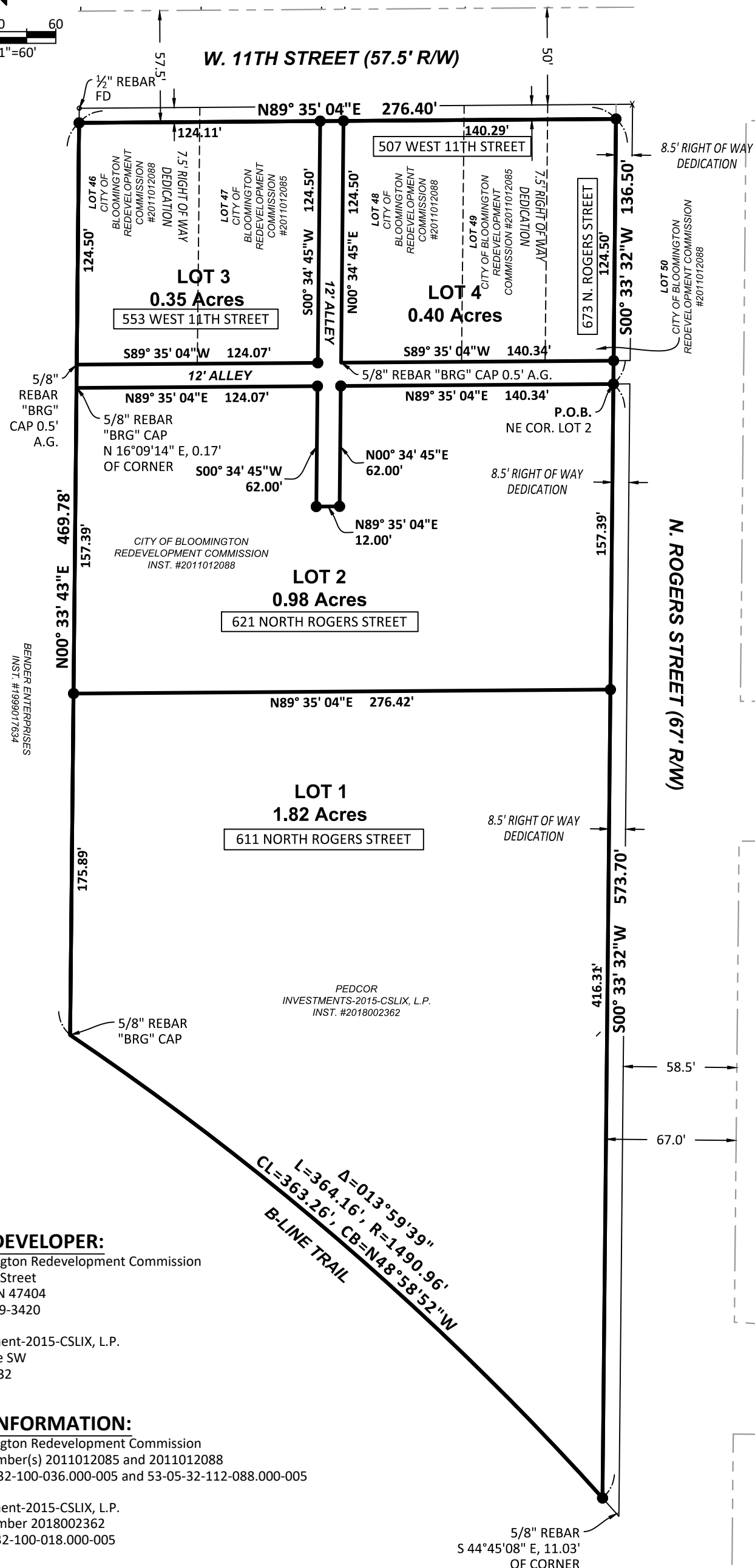
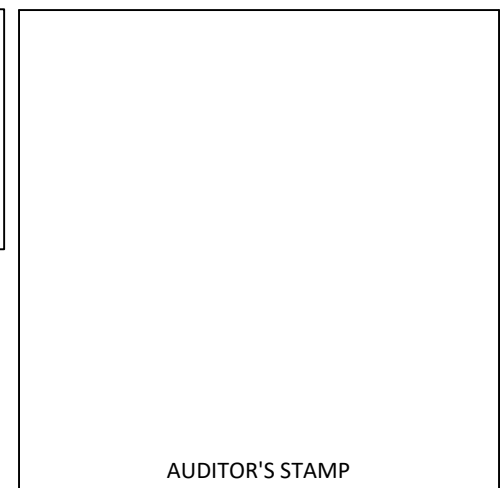
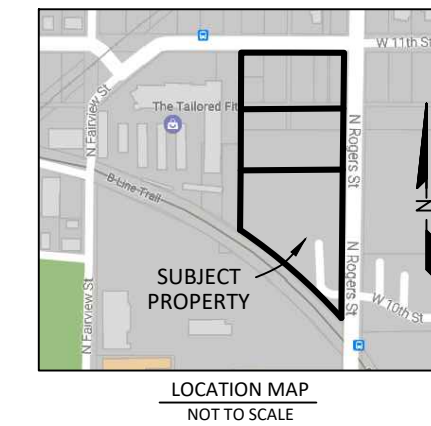
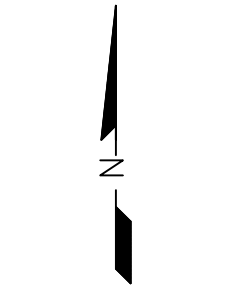
Mary Alice Rickert, Secretary

---

Date

# TRADES DISTRICT WEST PHASE ONE SUBDIVISION-AMENDMENT PLAT

A PART OF THE TRADES DISTRICT WEST PHASE ONE SUBDIVISION - FINAL PLAT AND A PART OF MAPLE HEIGHTS SECOND ADDITION TO THE CITY OF BLOOMINGTON ALL IN THE EAST HALF OF SECTION 32 TOWNSHIP 9 NORTH, RANGE 1 WEST, BLOOMINGTON, INDIANA



### OWNER CERTIFICATION

The undersigned, City of Bloomington Redevelopment Commission and Pedcor Investment-2015-CSLIX, L.P., being the owners of the described real estate herein, do hereby layoff and plat the same into four lots in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Trades District West Phase One Subdivision-Amendment Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission and Pedcor Investment-2015-CSLIX, L.P., have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_ day of \_\_\_\_\_, 2019.

City of Bloomington Redevelopment Commission

By \_\_\_\_\_

Pedcor Investment-2015-CSLIX, L.P

By \_\_\_\_\_

### STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, \_\_\_\_\_, personally appeared and acknowledged the execution of this instrument this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary

Notary Signature

My commission expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

### PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD: \_\_\_\_\_, 2018

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD: \_\_\_\_\_, 2019

Director of Planning & Transportation Department

Chair of Plat Committee

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works

### SUBDIVISION DESCRIPTION

A part of the Trades District West Phase One Subdivision - Final Plat as recorded as Instrument Number 2017007383 in the Office of the Recorder of Monroe County, Indiana and a part of Maple Heights Second Addition to the City of Bloomington as recorded in Plat Book 21, Page 10, more particularly described as being the Trades District West Phase One Subdivision-Amendment Plat certified by Matthew M. Knoy, LS20800146, on February 14, 2019 as Bledsoe Riggert Cooper & James, Inc. job number 9371 as follows:

**BEGINNING** at the Northeast corner of Lot 2 of said Trades District West Phase One Subdivision - Final Plat; thence SOUTH 00 degrees 33 minutes 32 seconds WEST, along the west 67 foot right-of-way line of North Rogers Street, 573.70 feet to the north right-of-way line of the CSX Railroad Corridor, said point being on a non-tangent curve concave southwesterly, having a chord bearing of NORTH 48 degrees 58 minutes 52 seconds WEST, a chord length of 363.26 feet, and a radius of 1490.96 feet; thence leaving said west right-of-way line, northwesterly along said north right-of-way line and curve 364.16 feet; thence leaving said north right-of-way line, NORTH 00 degrees 33 minutes 43 seconds EAST, 469.78 feet to the south 57.5 foot right-of-way line of West 11th Street; thence NORTH 89 degrees 35 minutes 04 seconds EAST, along said south right-of-way line, 276.40 feet to the west 67 foot right-of-way line of North Rogers Street; thence leaving said south right-of-way line, SOUTH 00 degrees 33 minutes 32 seconds WEST, along said west right-of-way line, 136.50 feet to the point of beginning and containing 3.68 acres, more or less.

### NOTES

1. THE INITIAL FIELD WORK PERFORMED MARCH 2014 THROUGH OCTOBER, 2016.
2. ALL REBAR SET ARE 5/8-INCH WITH YELLOW PLASTIC CAP STAMPED "BR CJ INC 6892IN".
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE), REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363 AND THE TRADES DISTRICT WEST PHASE ONE SUBDIVISION - FINAL PLAT AS INSTRUMENT NO. 2017007383.

### FEMA

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 18105C0141D EFFECTIVE DECEMBER 17, 2010.

### REPORT OF SURVEY

A report of survey was included with the retracement boundary survey of the subject property by Ben E. Bledsoe of Bledsoe Riggert Guerretaz, Inc., dated August 10, 2011 and recorded in the Office of the Recorder as Instrument No. 2017003363. The purpose of this subdivision is to amend the Trades District West Phase One Subdivision - Final Plat (Instrument No. 2017007383), dedicate additional right-of-way, and create Lot 3 and Lot 4 as directed by the property owner(s).

### SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified February 14, 2019

*Matthew M. Knoy*  
Matthew M. Knoy  
Professional Surveyor No. LS20800146  
State of Indiana



### LEGEND:

- 5/8" REBAR WITH YELLOW CAP STAMPED "BR CJ INC 6892 IN" SET FLUSH

### OWNER/DEVELOPER:

City of Bloomington Redevelopment Commission  
401 West 17th Street  
Bloomington, IN 47404  
Phone: 812-349-3420

Pedcor Investment-2015-CSLIX, L.P.  
770 3rd Avenue SW  
Carmel, IN 46032

### RECORD INFORMATION:

City of Bloomington Redevelopment Commission  
Instrument Number(s) 2011012085 and 2011012088  
Parcels: 53-05-32-100-036.000-005 and 53-05-32-112-088.000-005

Pedcor Investment-2015-CSLIX, L.P.  
Instrument Number 2018002362  
Parcel: 53-05-32-100-018.000-005

### ZONING:

Subject: CD  
Adjoiners: CD



PLAT DATED: FEBRUARY 14, 2019

JOB #9371



**19-20  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF TRADES DISTRICT FACILITIES MAINTENANCE PLAN**

- WHEREAS, In May 2005, the City of Bloomington’s (“City”) application for Certified Technology Park (“CTP”) designation was approved by the Indiana Economic Development Corporation, for an area encompassing 65 acres in northwest downtown Bloomington; and
- WHEREAS, the Redevelopment Commission (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bond”) to pay for the acquisition and redevelopment of the 12 acres within the CTP to create the geographical center of innovation now called the Trades District; and
- WHEREAS, in Resolution 15-60, the RDC approved a Project Review and Approval form supporting the effort to begin infrastructure improvements in the Trades District (the “Infrastructure Project”), which form was amended most recently in Resolution 18-13; and
- WHEREAS, in Resolution 16-55, the RDC approved a Project Review & Approval Form supporting the effort to renovate the Dimension Mill for use as tech office space (the “Mill Project”), which form was amended most recently in Resolution 18-14; and
- WHEREAS, in Resolutions 18-13 and 18-14, the RDC approved the commencement of work on redeveloping the Trades District by approving the award of bids and contracts for the Infrastructure Project and the Mill Project; and
- WHEREAS, in Resolution 18-71, the RDC approved the Declaration of Covenants, Conditions and Restrictions for the Trades District, which was developed in cooperation with the anticipated first commercial/industrial resident of the Trades District, Tasus Corporation (“Tasus”); and
- WHEREAS, an additional requirement to fulfill the vision of the Trades District is a facilities maintenance plan regarding responsibilities for all property deemed common areas within the Trades District; and
- WHEREAS, Staff has developed a Facilities Maintenance Plan (“Plan”) for the Trades District which is attached as Exhibit A; and

WHEREAS, the RDC, as owner of the real property constituting the Trades District, must approve the Plan and record it with the approved plat for the Trades District; and

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

1. The RDC reaffirms its approval of the overall efforts to redevelop the Trades District.
2. The RDC finds that the Plan serves the public's best interest and therefore approves the Plan for the Trades District.
3. Approval of the Plan in and of itself does not involve the expenditure of RDC funds.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

---

Donald Griffin, President

ATTEST:

---

Mary Alice Rickert, Secretary

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Date

**FACILITIES PLAN  
AND MAINTENANCE MANUAL  
FOR  
THE TRADES DISTRICT  
FINAL PLAT**

Owner:

Bloomington Redevelopment Commission  
401 N. Morton Street  
Bloomington, IN 47402  
Contact: Doris Sims

Owner Acknowledgement: \_\_\_\_\_ Date: \_\_\_\_\_

Prepared by:

Bloomington Redevelopment Commission

## **Project Description**

The Trades District is primarily owned by the Bloomington Redevelopment Commission and consists of Lots 1 through 6 and various rights of way located in the Northeast Quarter of Section 32 and Northwest Quarter of Section 33 in Township 9 North, Range 1 West in Monroe County.

This area is located in downtown Bloomington just north of the City Hall Showers Building, and is generally bounded by 10<sup>th</sup> Street from Morton St. to Rogers St. on the south, Rogers Street to the west, 11th Street to the north, and to the east an alley adjacent to the east side of Lots 3, 4, 5 and 6 west of Morton Street.

The area includes public roadways, public alleys, and two common areas. One common area is located at the southwest corner, just south of 10<sup>th</sup> and west of Rogers St. The second common area is located between Lots 4 and 5 on the east side of the District. Page 4 shows the site locations.

## **Roadways**

The roadways and alleys are and will remain public. The City of Bloomington will be responsible for maintaining roadways, alleys and rights of way.

## **Storm Water Detention Areas**

Storm water detention and water quality mitigation is located within two below ground basins (water detention) and two below ground hydrodynamic separators (water quality). One basin is situated on the .14 acre “Common Area” identified as such on the Trades District Final Plat, at the southeast corner of the intersection of Rogers and 10<sup>th</sup> Streets (“Common Area”). Access to the basin and BMP unit would be from along the pedestrian path/sidewalk on the Bloomington Redevelopment Commission’s property immediately adjacent to the Common Area on the south side of 10<sup>th</sup> Street.

A second basin is situated on the .13 acre “Lot 6” identified as such on the Trades District Final Plat, at the northeast corner of the intersection of Madison and 10th Streets (“Lot 6”). Access to the basin and the BMP unit would be from along the pedestrian path/sidewalk immediately adjacent to Lot 6 on the east side of Madison Street. Pages 5 and 6 include site plans delineating the location of the structures.

Maintenance of the basins will be the responsibility of the Bloomington Redevelopment Commission unless and until such maintenance responsibility is transferred to an association

formed by private Trades District property owners. Both the water detention and water quality structures will have maintenance recommendations and logs provided by the manufacturers of the structures and the owner will provide the manufacturer's recommendations to the City once the structures have been purchased and constructed.

Maintenance of the hydrodynamic separators may occur quarterly or more often as needed and may include visual inspection & minor repairs, removal of debris, sediment and oil, cleaning, inspection of the upstream diversion manhole and diversion weir for structural decay, damage and sediment accumulation.

Maintenance of the below grade water detention systems (Storm Tanks) may occur quarterly or more often as needed and may include visual inspection at the access ports, removal of trash, debris, sediment and petroleum products. The outlet control structure consists of a manhole with a weir for low flow and connection to the storm sewer system.

Any maintenance performed or repairs required should be noted on the inspection log set forth on page 3. Any questions regarding the appropriate maintenance or repairs should be directed to the Utilities Engineer at the City of Bloomington Utilities Department so long as the Trades District is owned by the Bloomington Redevelopment Commission. In the event of ownership transfer as described in the section of this Facilities Plan entitled, "Changes in Ownership," this Facilities Plan will be amended to reflect the new contact person for maintenance and repair.

### **Changes in Ownership**

This Facilities Plan shall run with the land. When, as anticipated, the Bloomington Redevelopment Commission enters into an agreement regarding covenants, conditions and restrictions with any private owners in The Trades District, such agreement may provide for the transfer of some or all ownership of the real property in the Trades District and the transfer of some maintenance responsibilities to an association of the Trades District real property owners.

Any such transfer will be documented in a revised Facilities Plan. It shall be the responsibility of the owner to notify the City of Bloomington of any change in ownership or management of the property. The City of Bloomington Utilities, on behalf of the Bloomington Redevelopment Commission shall be responsible for repair and maintenance of storm water facilities until any such transfer occurs. After transfer, the City of Bloomington Utilities shall continue to be responsible for repair and maintenance of storm water facilities under or within the rights of way; the association of owners shall be responsible for repair and maintenance of storm water facilities that are under or within designated common areas.

**Right-of Entry**

The owner hereby gives the City of Bloomington and the City of Bloomington Utilities the right-of-entry over and across the property to inspect the storm water detention facility(ies).

**Storm Water Detention Facility Inspection Report**

Date of Inspection

Company Name

Street Address

City, State, ZIP

Phone

Inspector

Vegetation quality Invasive present Y N

Species and location

Removed Y N

Method Erosion present Y N

Location and description

Structural damage Y N

Location and description

Outlet clear Y N

Floatable debris Y N

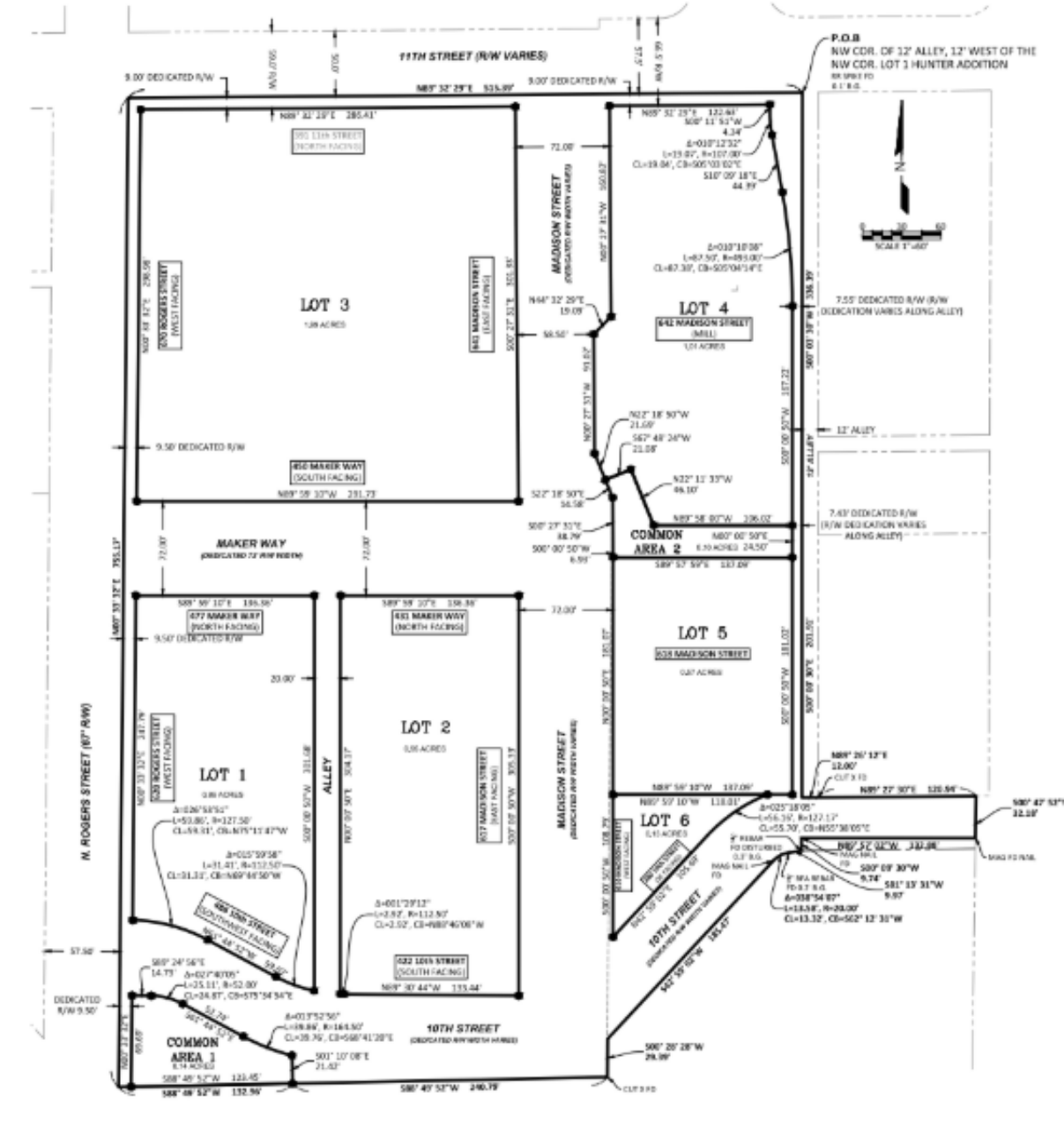
Accumulated sediment Y N

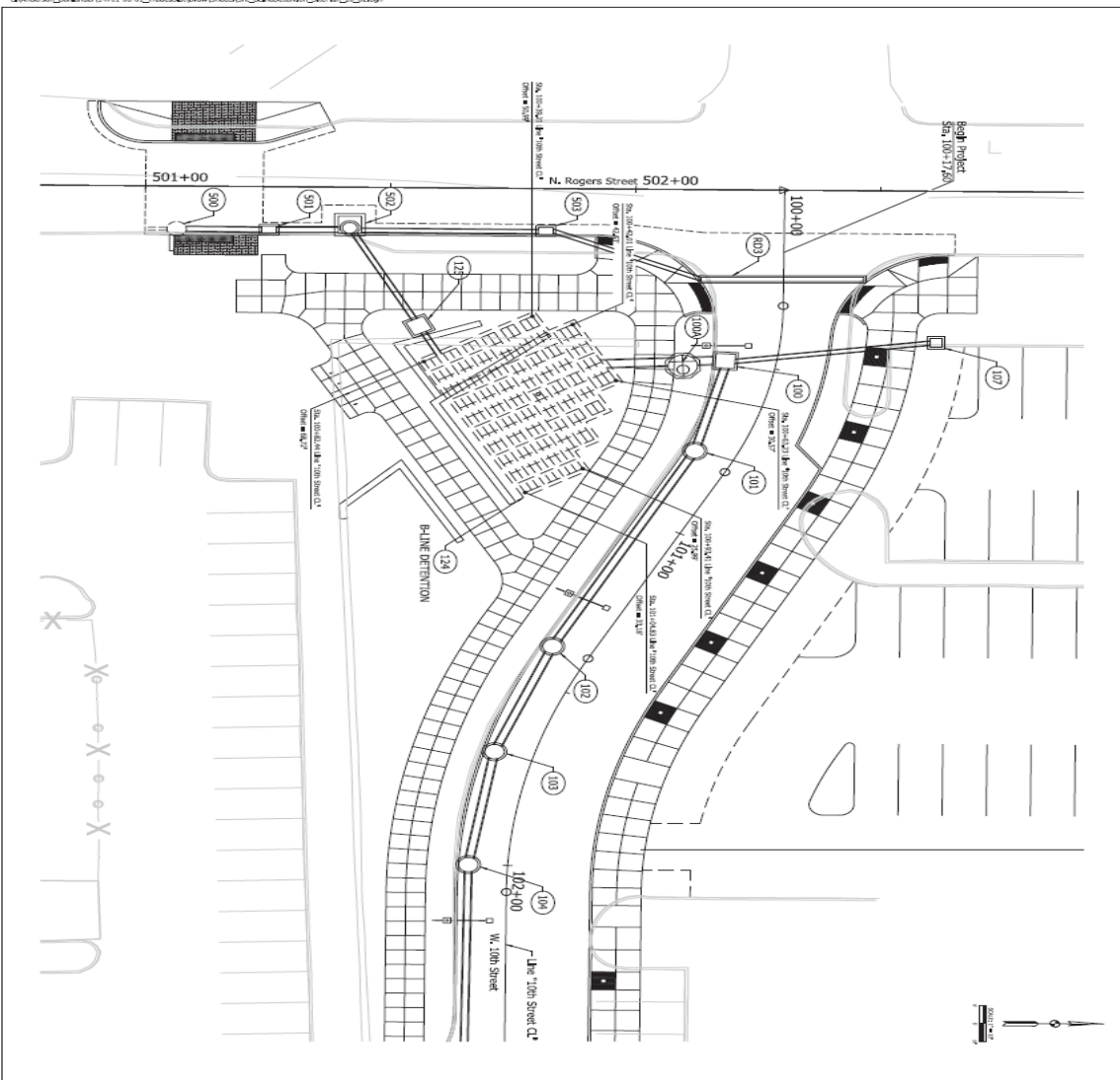
Oil present Y N

Trash Y N

Additional comments or actions to be taken Time Frame

**TRADES DISTRICT AMENDMENT 1 FINAL PLAT**  
 A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST  
 QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST  
 BLOOMINGTON TOWNSHIP  
 MONROE COUNTY, INDIANA





**CMT**  
Construction Management Team, Inc.  
2000 First Street  
Birmingham, AL 35203  
www.cmtinc.com

**PROJECT**  
PINE DETENTION  
City of Birmingham  
401 North Water St.  
Birmingham, AL 35203

**TRACES DISTRICT**  
SITE & STRUCTURE  
APPROPRIATIONS  
TRACES DISTRICT  
Birmingham, Alabama

**CONSULTANTS**  
City of Birmingham  
401 North Water St.  
Birmingham, AL 35203

**DATE**  
11/20/19

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/20/19	ADDITIONAL NO. 4
2	12/22/19	ADDITIONAL NO. 5

**DATE:** FOR CONSTRUCTION  
11/20/19

**DESIGNER:** SHANN BEA

**CHECKER:** SHANN BEA

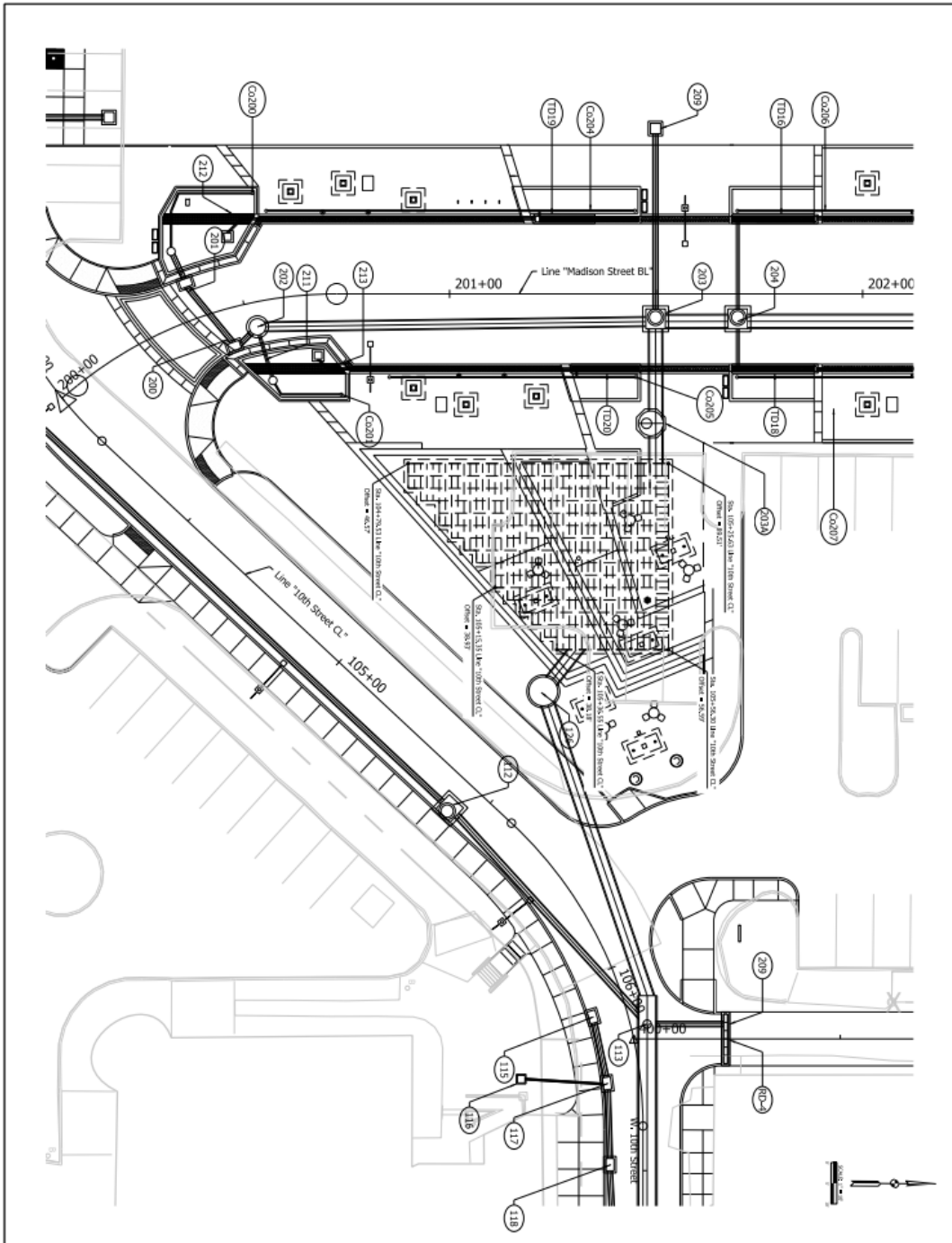
**DATE:** 11/20/19

**SCALE:** 1" = 12'

**PROJECT:** PINE DETENTION  
SITE PLAN

**SHEET NUMBER:** C-02





**CMT**  
 CONSULTANTS  
 4200 Plaza Blvd  
 Madison, WI 53705  
 www.cmtinc.com

PREPARED FOR:  
 City of Bloomington  
 471 North Morton St  
 Bloomington, WI 54810

PROJECT:  
 MADISON DISTRICT  
 SITE  
 INFRASTRUCTURE  
 IMPROVEMENTS  
 PROJECT SHEET  
 SHEET NUMBER

DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

DATE: [Date]  
 TITLE: [Title]  
 SHEET DATE: [Date]

SCALE: 1" = 30'

SHEET NUMBER: C-03