

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
**April 9, 2020 at 5:00 p.m.**

*Per the Governor's Executive Orders 20-04, 20-08, and 20-09, this meeting will be conducted electronically. The public may access the meeting at the following link:*

<https://bloomington.zoom.us/j/97568415774?pwd=RHNkOWNPNC9CSElGbWRmRi96bHpPdZ09>

- I. ROLL CALL**
- II. READING OF THE MINUTES** –April 9, 2020
- III. EXAMINATION OF CLAIMS** –April 17, 2020 for \$413,822.77 and May 1, 2020 for \$2,619,357.31
- IV. EXAMINATION OF PAYROLL REGISTERS**–March 27, 2020 for \$28,050.14
- V. REPORT OF OFFICERS AND COMMITTEES**
  - A. Director's Report
  - B. Legal Report
  - C. Treasurer's Report
  - D. Business Development Updates
- VI. NEW BUSINESS**
  - A. Resolution 20-24: Approval of 2020 Neighborhood Improvement Grants
  - B. Resolution 20-25: Approval of Change Orders for West 17<sup>th</sup> Street Reconstruction Project
- 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 Thursday, April 9, 2020, at 5:00 p.m. via ZOOM, with Don Griffin, President, Presiding Meeting Recording Available at <http://catstv.net/government.php?issearch=govt&meeterid=448>***

**I. ROLL CALL**

Commissioners Present: Don Griffin, Eric Sandweiss, David Walter, Sue Sgambelluri, and Cindy Kinnarney

Commissioners Absent: None.

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

Others Present: Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic and Sustainable Development; Jeff Underwood, Controller; Dave Williams, Operations and Development Director, Parks and Recreation; Sue Wanzer, MCCSC Board Representative; Matt Smethurst, Project Manager, Planning & Transportation; Angela Parker, CFC; Jim Murphy, CFC; Ron Walker, CFC

**II. READING OF THE MINUTES** – Eric Sandweiss moved to approve the March 2, 2020, minutes. David Walter seconded the motion. The board unanimously approved.

**III. EXAMINATION OF CLAIMS** – David Walter moved to approve the claims registers for March 6, 2020, for \$1,089,555.32; March 20, 2020, for \$103,902.58; April 3, 2020, for \$134,200.79. Eric Sandweiss seconded the motion. The board unanimously approved.

**IV. EXAMINATION OF PAYROLL REGISTERS** – David Walter moved to approve the payroll register for February 28, 2020, for \$27,914.35 and March 13, 2020, for \$28,050.14. Sue Sgambelluri seconded the motion. The board unanimously approved.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** Doris Sims stated Nicholas Kappas is the new Redevelopment Commissioner appointed by the Common Council. He will be replacing Sue Sgambelluri. David Walter was reappointed by Council.

Sims reported receiving an additional \$525,656 funding under the CDBG grant for the Covid-19 CARES Act. She said that the City is waiting on information from HUD to determine how to allocate the funds.

**B. Legal Report.** Larry Allen stated the RDC owns property immediately West of Rogers. He said Garmong has been given a right of entry to use a portion of that property for some laydown of materials that will be used in the Trades District Garage construction.

**C. Treasurer's Report.** Jeff Underwood reported completing the annual TIF report. The report will be submitted into the gateway system this week and shared with City Council.

Underwood said he expects to have preliminary drawings for the Fourth Street and Trades District Garages by April 20.

**D. Business Development Updates.** Covered under the Treasurer's Report.

**VI. NEW BUSINESS**

**A. Resolution 20-15: Approval of CFC Parking Addendum.** Jeff Underwood gave a brief history of the CFC parking agreement. CFC also owns and operates a chiller for the air

conditioning of its portion of the Showers Office Building, which is located in the Showers Lot. The construction of the new Trades District Garage will displace many of the leased parking spaces and CFC's chiller. CFC and City staff have negotiated an amended agreement, which calls for the City to provide CFC replacement parking during construction of the garage, to modify the existing lease agreement to reflect the remaining surface parking spaces after the garage is completed, and to pay for the costs of relocating, replacing, and installing CFC's chiller.

David Walter moved to approve Resolution 20-15 via a roll-call vote. Eric Sandweiss seconded the motion. Don Griffin, Sue Sgambelluri, and Cindy Kinnarney voted yes. The motion passed unanimously.

- B.** Resolution 20-18: Approval of 2020 BCTM Partnership Agreement. Alex Crowley stated the annual partnership agreement has been negotiated with BCT Management Partnership. The delay in the agreement was mainly due to personnel turn-over at the BCT. The only changes to the annual agreement are administrative. There is no change in the amount of funding.

Sue Sgambelluri moved to approve Resolution 20-18 via a roll-call vote. Cindy Kinnarney seconded the motion. Don Griffin, Eric Sandweiss, and David Walter voted yes. The motion passed unanimously.

- C.** Resolution 20-19: Agreement for Treatment of Trees in the Trades District. Jeff Underwood stated the large pin oak trees located in the Trades District need to be preserved and maintained through regular fertilization and care. City staff has negotiated an agreement with Jud Scott Consulting Arborist for those services.

David Walter moved to approve Resolution 20-19 via a roll-call vote. Sue Sgambelluri seconded the motion. Don Griffin, Eric Sandweiss, and Cindy Kinnarney voted yes. The motion passed unanimously.

- D.** Resolution 20-20: Project Review Form – RCA Park Basketball Court. Dave Williams stated the original construction of the basketball court was in 1994. The court still has the original asphalt surface and it needs to be replaced.

Eric Sandweiss moved to approve Resolution 20-20 via a roll-call vote. David Walter seconded the motion. Don Griffin, Sue Sgambelluri, and Cindy Kinnarney voted yes. The motion passed unanimously.

- E.** Resolution 20-21: Fourth Addendum to Construction Inspection Agreement with Rundell Ernstberger and Associates ("REA") for Switchyard Park

Dave Williams stated the contract project completion is behind schedule. The project documents upon which REA's fees were based was for a substantial completion date of all facilities and grounds by November 15, 2019. Only seasonal work should have been remaining by the end of 2019. Unfortunately there is still a sizeable punch list to be completed. The City of Bloomington has instructed Weddle Brothers to complete all work by May 24, 2020 without exception or further delay.

Williams said addendum #4 reflects increased costs that REA will have for construction management and administration, due to the delay. The cost is \$231,630. A substantial amount of time was spent negotiating that price. Commissioner Sandweiss asked whether staff anticipated recovering the money for REA's addendum from Weddle. Larry Allen

stated it was not guaranteed that the RDC would be reimbursed, but the City has notified Weddle of the increased costs.

David Walter moved to approve Resolution 20-21 via a roll-call vote. Eric Sandweiss seconded the motion. Don Griffin, Cindy Kinnarney, Sue Sgambelluri voted yes. The motion passed unanimously.

- F.** Resolution 20-22: Change Order #1 for Winslow/Henderson Path Project. Matt Smethurst stated the monument sign at 235 East Winslow Road needs to be replaced because the original sign cannot be relocated.

Sue Sgamberlluri moved to approve Resolution 20-22 via a roll-call vote. Cindy Kinnarney seconded the motion. Don Griffin, David Walter, and Eric Sandweiss voted yes. The motion passed unanimously.

- G.** Resolution 20-23: Change Order #2 for 2<sup>nd</sup> and Winslow Multimodal Improvements. Matt Smethurst said detection cameras on two traffic signals were replaced, however one of them did not function, and the other did not function at optimal levels. Change order #2 will cover the additional work.

Sue Sgambelluri moved to approve Resolution 20-23 via a roll-call vote. David Walter seconded the motion. Don Griffin, Eric Sandweiss, and Cindy Kinnarney voted yes. The motion passed unanimously.

## **H. BUSINESS/GENERAL DISCUSSION**

## **I. ADJOURNMENT**

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Don Griffin, President

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Cindy Kinnarney, Secretary

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Date

**20 - 24**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**WHEREAS**, the City of Bloomington, Indiana, has a Neighborhood Improvement Grant Program under which general fund monies, (Fund #1011515100053960) in the amount of Fourteen Thousand Eight Hundred Dollars and seventy-four cents (\$14,800.74), are under the control of the Redevelopment Commission and may be expended for approved projects that benefit neighborhoods within the City of Bloomington, in cooperation with the Housing and Neighborhood Development Department, pursuant to IC § 36-7-14-11(4); and

**WHEREAS**, the advice and input of the community as to the allocation of the Neighborhood Improvement Grant Program funds has been solicited and received through the efforts of the Council for Neighborhood Improvement Grants; and

**WHEREAS**, the Redevelopment Commission has reviewed the recommendations of the Council for Neighborhood Improvement Grants for allocation of funds to be received;

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

The Redevelopment Commission hereby approves the following Neighborhood Improvement Grant Program Projects:

1. Bloomington Housing Authority Resident Council (BHARC):      **\$4,532.74**  
BHARC is requesting funds to purchase and install one kiosk is each of three locations across Bloomington Housing Authority properties, in order to strengthen their capacity to engage and communicate with residents. BHARC will also host their annual *Back-to-School Bash* for 319 children who reside in Bloomington Housing Authority public housing, thus providing each child with a backpack filled with school supplies and hygiene products to start their new school year.
  
2. Park Ridge East Neighborhood Association (PRENA):      **\$3,488.00**  
PRENA is requesting funds for phase-two of a multi-year project designed to restore native plants to the Park Ridge East Park, thus recreating a native ecosystem which will help to sustain the native bird and butterfly populations of Monroe County. The Park Ridge East Park will be a living example of environmentally sound landscaping practices that preserve biodiversity in urban settings.

3. Prospect Hill Neighborhood Association (PHNA): **\$6,780.00**  
PHNA is requesting funds to install twelve (12) section signs within Rose Hill Cemetery, to facilitate headstone location. Each sign will include a 9” diameter round, aluminum plaque on a 5’ post, and will be painted gold and green to match current cemetery plaques. Related events include a headstone restoration workday with Cemetery Committee members from the Monroe County Historical Society.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

**ATTEST:**

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Cindy Kinnarney, Secretary

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Date

**Summary of 2020 Funding Round  
2020 Neighborhood Improvement Grant Applications**

**Bloomington Housing Authority Resident Council (BHARC)**

Total award request from the City	\$4,532.74
Total value of match	<u>\$1,500.00</u>
<b>Total Project Cost</b>	<b>\$6032.74</b>

BHARC is requesting funds to purchase and install one kiosk is each of three locations across Bloomington Housing Authority properties, in order to strengthen their capacity to engage and communicate with residents. BHARC will also host their annual *Back-to-School Bash* for 319 children who reside in Bloomington Housing Authority public housing, thus providing each child with a backpack filled with school supplies and hygiene products to start their new school year.

**Park Ridge East Neighborhood Association (PRENA)**

Total award request from the City	\$ 3,844.00
Total value of match	<u>\$ 6,415.00</u>
<b>Total Project Cost</b>	<b>\$10,259.00</b>

PRENA is requesting funds for phase-two of a multi-year project designed to restore native plants to the Park Ridge East Park, thus recreating a native ecosystem which will help to sustain the native bird and butterfly populations of Monroe County. The Park Ridge East Park will be a living example of environmentally sound landscaping practices that preserve biodiversity in urban settings.

**Prospect Hill Neighborhood Association (PHNA)**

Total award request from the City	\$6,780.00
Total value of match	<u>\$2,040.00</u>
<b>Total Project Cost</b>	<b>\$8,820.00</b>

PHNA is requesting funds to install twelve (12) section signs within Rose Hill Cemetery, to facilitate headstone location. Each sign will include a 9" diameter round, aluminum plaque on a 5' post, and will be painted gold and green to match current cemetery

plaques. Related events include a headstone restoration workday with Cemetery Committee members from the Monroe County Historical Society.



**20-25**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF CHANGE ORDERS FOR**  
**WEST 17TH STREET RECONSTRUCTION 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, tax increment from the Consolidated TIF may be used—among other things—to pay expenses incurred by the RDC for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF; and

WHEREAS, on December 5, 2016, in Resolution 16-80, the RDC approved a Project Review and Approval Form (“Form”) which sought the support of the RDC for a project that would reconstruct West 17<sup>th</sup> Street between the future Vernal Pike / 17<sup>th</sup> Street Overpass and the roundabout at 17<sup>th</sup> Street / Arlington Road / Monroe Street (“Project”); and

WHEREAS, in Resolution 19-13, the RDC approved funding for the construction engineering contract for the Project with Beam, Longest, and Neff, LLC (“BLN”) in an amount not to exceed \$390,000 (“Services”); and

WHEREAS, due to unforeseen project delays, the City and BLN believe it is in the best interest of the Project to continue BLN’s Services and to add additional time to the contract; and

WHEREAS, City Staff have negotiated an amendment (“Amendment”) to BLN’s contract that would provide for an additional 648 hours construction inspection services (“Additional Services”) in an amount not to exceed an additional Eighty-Eight Thousand Five Hundred Dollars (\$88,500.00); and

WHEREAS, this Amendment would increase the total compensation to BLN from \$390,000.00 to \$478,500.00; and

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

WHEREAS, there are sufficient funds in the Consolidated TIF to pay for the additional Services for the Project pursuant to the terms of the Change Order; and

WHEREAS, the City has brought the RDC an Amended Project Review Form (“Amended Form”) which updates the expected cost of the Project, which is attached to this Resolution as Exhibit B; and

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

1. The RDC reaffirms its support of the Project, as set forth in the Amended Form, and reiterates that it serves the public's best interests.
2. The RDC finds the Project is an appropriate use of TIF, and that the Project serves the public's best interests.
3. The RDC hereby authorizes the City of Bloomington to expend an additional amount not to exceed Eighty-Eight Thousand Five Hundred Dollars (\$88,500.00) to pay for the Additional Services, and amends the funding authorization in Resolution 19-13 for the Services to a total amount not to exceed Four Hundred Seventy-Eight Thousand Five Hundred Dollars (\$478,500.00).
4. The Payment authorized above may be made from the Consolidated TIF. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
5. Unless extended by the Redevelopment Commission in a resolution, the authorizations provided under this Resolution shall expire on December 31, 2021.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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Cindy Kinnarney, Secretary

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Date

CITY OF BLOOMINGTON, INDIANA

17<sup>TH</sup> Street Road Reconstruction  
Lismore Drive to Monroe Street  
Construction Observation  
Supplement No. 1

FEE JUSTIFICATION

BEAM, LONGEST AND NEFF, L.L.C.  
8320 Craig Street  
Indianapolis, Indiana 46250  
317-849-5832  
(FAX) 317-841-4280

February 2020



## SCOPE OF WORK

17<sup>TH</sup> Street Road Reconstruction  
Lismore Drive to Monroe Street  
Construction Observation  
Supplement No. 1

### **CONSTRUCTION OBSERVATION**

**Construction Observation:** We are currently providing construction observation services for the above referenced project in Bloomington, Indiana. Our original fee proposal assumed a full construction season in 2019 and approximately 8 weeks of additional work in 2020. Due to utility delays, the contractor has informed the City that their anticipated completion date will be approximately June 1, 2020. As a result, our RPR will be required to be on site longer than originally estimated.

We have provided herewith a manhour justification and draft Supplemental Agreement for the above item for your consideration.

FEE JUSTIFICATION EXHIBIT  
MAN-HOURS BY CLASSIFICATION  
CONSTRUCTION OBSERVATION

SUPPLEMENT

OWNER: City of Bloomington

PROJECT: 17th Street - Lismore Drive to Monroe Street

DESCRIPTION: Road Reconstruction

Task	Man-hours by Classification			TOTAL
	DEPT. MGR.	RPR BLN	Assistant RPR	
Pre-Construction Activities	0	0	0	0
Tree Clearing and Misc - Part Time Inspections	0	0	0	0
Field Work	48	600	0	648
Post Constructon Activities	0	0	0	0
Final As Builts and Documentation	0	0	0	0
Total Hours	48	600	0	648
Hourly Rate	\$285.00	\$122.09	\$122.09	
Total Labor	\$13,680.00	\$73,254.00	\$0.00	\$86,934.00
Direct Non-Salary Costs				\$1,596.00
TOTAL				\$88,530.00
<b>USE</b>				<b>\$88,500.00</b>

Assumptions:

Letting Date:

1/29/19

Intermediate Completion Date:

5/29/20 (Original Intermediate Compl. Date 1/4/20)

Estimated Construction Cost

\$4,300,000.00

FEE JUSTIFICATION EXHIBIT  
MAN-HOURS BY CLASSIFICATION  
CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION  
DIRECT COSTS

Task	X	Y	Z	TOTAL
<b>MILEAGE:</b>				
(X miles/week) x (Y weeks) x (\$0.38/mile) =	350	12	\$0.38	\$1,596.00
<b>LODGING:</b>				
(X weeks) x (4 nights per week) x (\$100/night) =	0	0	\$100.00	\$0.00
<b>PER DIEM:</b>				
(X weeks) x (5 days per week) x (\$26/day) =	0	0	\$26.00	\$0.00
<b>Appia / Doc Express Software</b>				
License for two years	0	0	\$2,000.00	\$0.00
<b>XEROX COPIES (8.5x11):</b>				
(X sets) x (Y pages/set) x (\$0.15/page)	0	0	\$0.150	\$0.00
<b>TOTAL</b>				\$1,596.00

SUPPLEMENTAL AGREEMENT  
NO. 1

This Supplemental Agreement, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Bloomington Planning and Transportation Department, acting by and through the Board of Public Works (hereinafter referred to as the "OWNER"), and Beam, Longest and Neff, L.L.C., Consulting Engineers, 8320 Craig Street, Indianapolis, Indiana 46250 (hereinafter referred to as the "CONSULTANT").

WITNESSETH:

WHEREAS, the OWNER and the CONSULTANT did enter into an Agreement, dated February 5, 2019, to provide professional engineering services for the construction observation of the 17<sup>th</sup> Street Road Reconstruction from Lismore Drive to Monroe Street, and,

WHEREAS, the construction duration has exceeded what was originally assumed and the RPR will be required to be on site longer than estimated, and,

WHEREAS, the CONSULTANT is qualified and prepared to perform the services required in said work and they agree to perform such services under the terms and conditions herein set forth, and,

WHEREAS, in order to provide for completion of the work as modified, it is necessary to amend and supplement the original Agreement,

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. On page 3, Article 4 of the original Agreement, the not to exceed amount is increased by \$88,500.00 to \$478,500.00.
2. On page 11, Exhibit A-1 of the original Agreement, under Item 1, paragraph 1.1, the assumed time for a potential time extension is increased by an additional 12 weeks at 50 hours per week.
3. On page 12, Exhibit B of the original Agreement, the not to exceed amount is increased by \$88,500.00 to \$478,500.00.
4. On page 13, Exhibit C of the original Agreement, the estimated Intermediate Completion Date is extended to May 29, 2020 and the assumed duration for a potential time extension is increased by 12 weeks to 20 weeks.

5. Except as herein modified, changed and supplemented, all terms of the original Agreement, dated February 5, 2019, shall continue in full force and effect.

IN TESTIMONY WHEREOF, the parties hereto have executed this Supplemental Agreement No. 1 the day and year first above mentioned.

CONSULTANT:  
BEAM, LONGEST AND NEFF, L.L.C.

OWNER:  
BOARD OF PUBLIC WORKS  
CITY OF BLOOMINGTON, INDIANA

\_\_\_\_\_  
(James B. Longest, President)

\_\_\_\_\_  
Kyla Cox Deckard, President

\_\_\_\_\_  
Beth H. Hollingsworth, Vice President

\_\_\_\_\_  
Dana Palazzo, Secretary

\_\_\_\_\_  
Philippa M. Guthrie, Corp. Counsel

ATTEST:

ATTEST:

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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:** W. 17<sup>th</sup> Street Reconstruction Project

**Project Manager:** Neil Kopper and Matt Smethurst

**Project Description:**

This project will reconstruct W. 17<sup>th</sup> Street between the future Vernal Pike/17<sup>th</sup> Street Overpass associated with the Interstate 69 Section 5 project and the roundabout at the 17<sup>th</sup> Street/Arlington Road/Monroe Street intersection. The overpass over I-69 is anticipated to open shortly and have a significant impact on travel patterns on W 17<sup>th</sup> Street. The project is anticipated to improve safety and accessibility for pedestrian, bicycle, and motor vehicle traffic on the corridor by:

- Evaluating potential turn lanes or a two-way left-turn lane along the corridor
- Constructing curb and storm water infrastructure
- Providing tree plots separating the road from a multiuse path on the north side of the street and sidewalk on the south side of the street. All ramps and sidewalk/path facilities will be ADA compliant
- Improving sight distance and vertical alignment of the street, particularly near the Lindbergh Drive intersection
- Evaluating potential conversion of Lindbergh Drive to a two-way facility in proximity to 17<sup>th</sup> Street
- Coordinating utility relocations and acquiring right of way as necessary

Details of the project and its scope are subject to change through the design process which will include public outreach and stakeholder involvement.

Like many Transportation projects that come before the Redevelopment Commission, this project is included in the BMCMPPO Transportation Improvement Plan (TIP) and is eligible for federal funding through the Surface Transportation Program.

However, to expedite the project and leverage additional funding, Staff anticipates funding this project using other funding sources. The City was awarded \$1,000,000 in INDOT Community Crossing Matching Grant Funds for the construction phase of the project. These funds need to be matched by the City's 2016 COIT re-allocation. Additionally, the City has been coordinating an interlocal cooperative agreement with INDOT for an additional \$4,000,000 in state dollars to assist in funding the project. This agreement is not yet finalized, but Staff anticipates it will be finalized in the near future.

This Project will serve the Consolidated TIF's allocation area by improving connectivity along the W. 17<sup>th</sup> Street Corridor, improving access to the Consolidated TIF (especially to the West 17<sup>th</sup> Street and Downtown portions of the Consolidated TIF), which increases the potential for additional development in those areas.

**Project Timeline:**

Start Date: January 01, 2017

End Date: June 14, 2020

**Financial Information:**

Estimated full cost of project:	\$6,200,000
Sources of funds:	
INDOT Community Crossing Matching Grant	\$1,000,000
City's 2016 COIT re-allocation	\$1,000,000
INDOT Interlocal Cooperative Agreement	\$4,000,000
Consolidated TIF	\$200,000 <sup>1</sup>

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<sup>1</sup> Initial amount expended will be greater, because all INDOT funding is anticipated to be reimbursed

**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 & Right-of-Way Professional Services	\$700,000	2017 – 2019
2	Right-of-Way Acquisition	\$600,000	2017 – 2018
3	Construction Engineering/Inspection	<del>\$500,000</del> \$478,500	2018 – 2020
3a	Supplement 1 to Construction Inspection Services	\$88,000	July 2020
4	Construction	\$3,350,347.90	2018 – 2020
4a	Change Order 1 to Construction Agreement	\$4,090	Completed
4b	Change Order 2 to Construction Agreement	\$122,354	Completed
4c	Change Order 3	\$75,920.40	Completed
4d	Change Order 4	\$140,399.20	Completed
4e	Change Order 5	(\$18,942.00)	Completed

**TIF District:** Consolidated TIF (Adams Crossing)

**Resolution History:** 16-80 Original Project Review and Approval Form  
 17-10 Approval of Preliminary Engineering Contract  
 19-12 Approval of Second Addendum to Design Contract  
 19-13 Approval of Construction Inspection/Engineering Contract  
 19-14 Approval of Construction Funding  
 19-15 Approval of Funding for Lighting Contract  
 19-37 Approval of Change Order for Tree Removal  
 19-89 Approval of Change Order 2 for Tree Removal  
 19-101 Approval of Change Order 3 for Rock Excavation  
 20-10 Approval of Change Orders 4 and 5  
 20-25 **First Amendment to Construction Inspection Contract**

*To Be Completed by Redevelopment Commission Staff:*

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

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