

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, September 21, 2020, at 5:00 p.m. via ZOOM, with Don Griffin, President, Presiding Meeting Recording Available at <https://catstv.net/m.php?q=8726>***

**I. ROLL CALL**

Commissioners Present: Don Griffin, Eric Sandweiss, David Walter, Nicholas Kappas, and Cindy Kinnarney

Commissioners Absent: None

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

Others Present: Larry Allen, Attorney, City Legal Department; Kaisa Goodman, Special Projects Manager, Economic and Sustainable Development; Clark Greiner; Jennifer Pearl, BEDC; Alex Crowley, Director, Economic & Sustainable Development; Representatives from Axis

**II. READING OF THE MINUTES** – Eric Sandweiss moved to approve the August 31, 2020 minutes and the Executive Session Summary for August 31, 2020, via roll-call vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIMS** – Cindy Kinnarney moved to approve the September 4, 2020 claim register for \$469,760.38. David Walter seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – David Walter moved to approve the September 11, 2020 payroll register for \$29,067.77. Eric Sandweiss seconded the motion. The motion passed unanimously.

**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. Larry Allen was available to answer questions.

**D.** Business Development Updates. Alex Crowley was available to answer questions.

**VI. NEW BUSINESS**

**A.** Resolution 20-64: Endorsing the Feasibility Study for the Economic Development Agency (EDA) Grant Application to Construct a Tech Center in the Trades District. Alex Crowley said that the feasibility study and the comprehensive economic development strategy are documents required as part of the grant application. Jen Pearl gave an overview and description of the feasibility study and its role in the grant.

Eric Sandweiss asked if the appendices of the feasibility study will be added as a matter of record along with the executive summary. Crowley suggested that he could provide the documents as part of a follow-up set of documentation.

Cindy Kinnarney asked how the project will be governed long-term. Crowley said the building and the land will be owned by the RDC. A non-profit will be set-up to manage the day to day operations for the building and commercialization. The grant will be managed by the City.

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

David Walter moved to approve Resolution 20-64 via roll-call vote. Cindy Kinnarney seconded the motion. Don Griffin, Eric Sandweiss, and Nicholas Kappas voted yes. The motion passed unanimously.

- B. Resolution 20-65: Endorsing the Comprehensive Economic Development Strategy for the Economic Development Agency (EDA) Grant Application to Construct a Tech Center in the Trades District.** Crowley gave a brief overview of how the comprehensive economic development strategy (CEDS) plan will work, who will be involved in the plan, and the next steps.

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

Nicholas Kappas asked for the timeline of the grant application. Crowley said the application will be submitted this week. Kappas said he thought that the time he had for review of the document was not sufficient to thoroughly review the plan.

Cindy Kinnarney asked how many groups have had the opportunity to review and comment on the plan. Crowley said the document was circulated to a variety of players in the economic development space, both City and County. Their commentary was integrated into the document.

David Walter said he is in favor of this project.

Cindy Kinnarney moved to approve Resolution 20-65 via roll-call vote. Eric Sandweiss seconded the motion. Don Griffin, David Walter, and Nicholas Kappas voted yes. The motion passed unanimously.

- C. Resolution 20-66: Approval of Funding Match and use of Real Property for Economic Development Administration (EDA) CARES Act Grant to Construct a Trades District Tech Center in the Trades District.**

Axis Architecture gave a brief presentation on the proposed tech center and was available to answer questions.

David Walter moved to approve Resolution 20-66 via roll-call vote. Eric Sandweiss seconded the motion. Don Griffin, Cindy Kinnarney, and Nicholas Kappas voted yes. The motion passed unanimously.

- D. Resolution 20-67: Second Amendment to the Physical Improvement CDBG Agreement for Bloomington Housing Authority (BHA).** Matt Swinney stated the supplier of the raw materials needed for the project has not started to fill the order. The BHA has decided to go with a different system and supplier that has the materials in supply and readily available.

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

Nicholas Kappas moved to approve Resolution 20-67 via roll-call vote. Cindy Kinnarney seconded the motion. Don Griffin, David Walter, and Eric Sandweiss voted yes. The motion passed unanimously.

**E. Resolution 20-68: Approving Roof Replacement for 627 N. Morton Street.** Alex Crowley stated the building at 627 N. Morton Street has developed a leak in the roof, and upon inspection it was clear that an emergency total replacement of the roof is required. City staff have identified AMI Roofing, Contractors, Inc. as the contractor to perform the roof replacement for an amount not to exceed \$11,500.

Larry Allen stated anytime there is an emergency repair, staff is allowed to use the vendor that is available. Allen said staff did a quick cost estimate to make sure it was in line with a total roof replacement cost.

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

David Walter moved to approve 20-68 vial roll-call vote. Cindy Kinnarney seconded the motion. Nicholas Kappas, Eric Sandweiss, and Don Griffin voted yes. The motion passed unanimously.

**F. BUSINESS/GENERAL DISCUSSION**

**G. ADJOURNMENT**

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Don Griffin, President

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Cindy Kinnarney, Secretary

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Date