

AGENDA
REDEVELOPMENT COMMISSION
March 15, 2021 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/94860020491?pwd=dko3eTBrQzIjZm1abHljRWthZXlrdz09>
Meeting ID: 948 6002 0491 - Passcode: 690056*

- I. ROLL CALL**
- II. READING OF THE MINUTES** –March 1, 2021
- III. EXAMINATION OF CLAIM REGISTER** – March 5, 2021 for \$164,002.58
- IV. EXAMINATION OF PAYROLL REGISTERS**–February 26, 2021, for \$30,783.60
- 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 21-17: Approval of Change Order#4 for the Construction of Winslow/Henderson Improvements
- 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.

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, March 1, 2021, at 5:00 p.m. via ZOOM, with Don Griffin, President, Presiding, recording located at <https://catstv.net/m.php?q=9380>

I. ROLL CALL

Commissioners Present: Don Griffin, Nicholas Kappas, Cindy Kinnarney, David Walter, and Cathy Fuentes-Rohwer (MCCSC Representative)

Commissioners Absent: None

Staff Present: Brent Pierce, Interim Director, Housing & Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND

Others Present: Larry Allen, Attorney, City Legal Department; Matt Smethurst, Project Manager, City Engineering Department; Deborah Myerson, citizen; Clark Greiner, BEDC; Jim Shelton, Chamber of Commerce; Josh Scism, CORE Planning Strategies; Michelle Wahl, Parking Services Director, Public Works Department

II. READING OF THE MINUTES – David Walter moved to approve the February 16, 2021, minutes and the February 16, 2021, executive summary. Nicholas Kappas seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Cindy Kinnarney moved to approve the claim register for February 19, 2021, for \$2,487,048.11. David Walter seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – David Walter moved to approve the payroll register for February 12, 2021 for \$45,569.22. Cindy Kinnarney seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Brent Pierce was available to answer questions.

B. Legal Report. Larry Allen – VET Environmental provided environmental testing services at the Dimension Mill, which was an expenditure out of the RDC's maintenance account (444-Account) greater than \$2,500 per Resolution 21-02. Allen also announced that Nicholas Kappas and David Walter had been reappointed to the Redevelopment Commission. Additionally, the Bloomington Common Council selected Deborah Myerson as their new appoint to the RDC. Allen introduced Myerson, who gave a brief statement about herself and her appointment.

C. Treasurer's Report. Larry Allen was available to answer questions.

D. Business Development Updates: Larry Allen was available to answer questions.

VI. NEW BUSINESS

A. Resolution 21-13: Approval of Change Order 9 for West 17th Street Reconstruction Project. Matt Smethurst stated this change order is for additional traffic control signage rental, concrete driveway approaches, and sod. The total amount for Change Order 9 is \$15,031.20, which increases the total for Reed's contract from \$3,381,885.15 to \$3,396,916.35. Change Order 9 will be considered by the Board of Public Works during its meeting on Tuesday, March 2, 2021.

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

Cindy Kinnarney moved to approve Resolution 21-13 via roll-call vote. David Walter seconded the motion. The motion passed unanimously.

- B.** Resolution 21-14: Approval of Duke Energy Easement in Fourth Street Garage. Larry Allen explained that as a result of the construction for the 4th Street Garage, it was necessary to relocate certain utilities, including Duke Energy's transformer pad and transformer. It is necessary that Duke Energy obtain an easement to the new location of its transformer so Duke can access the equipment and lines in the event of failure, maintenance, or needed upgrades.

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

David Walter moved to approve Resolution 21-14 via roll-call vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.

- C.** Resolution 21-15: Approval of Agreement with EV Connect for Charging Stations for the Trades District Parking Garage. Larry Allen explained that one requirement of the project was the inclusion of electric vehicle charging stations in the garage. The City currently has an agreement with EV Connect to provide EV stations in the City's parking garages. This addendum is to the current agreement for the purchase of the EV charging equipment and installation for an amount not to exceed \$38,285. There will be five (5) charging units, each unit will charge two (2) cars for a total of ten (10) stations. This addendum includes also include a service agreement.

The City of Bloomington received a grant in an amount of up to \$18,000 from IDEM, to cover the cost of two (2) EV charging units, which will be reimbursed back to the project from IDEM.

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

David Walter moved to approve Resolution 21-15 via roll-call vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.

- D.** Resolution 21-16: Approval of Agreement with Station 43 Design for signs in the Trades District Parking Garage. Larry Allen explained that one of the requirements of this project is the installation of signage throughout the garage. After soliciting bids, City staff have selected Station 43 Design for the manufacturing and installation of signs in the Trades Garage in an amount not to exceed \$14,905.00.

Cindy Kinnarney moved to approve Resolution 21-16 via roll-call vote. David Walter seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT - Cindy Kinnarney moved to adjourn. Nicholas Kappas seconded the motion. The meeting adjourned.

Don Griffin, President

Cindy Kinnarney, Secretary

Date

21-17
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

APPROVAL OF CHANGE ORDER #4 FOR THE CONSTRUCTION OF
WINSLOW/HENDERSON IMPROVEMENTS

- WHEREAS, pursuant to Indiana Code § 36-7-14, et seq., the Redevelopment Commission of the City of Bloomington (“RDC”) the City of Bloomington Common Council created the Thomson/Walnut Winslow economic development area (“Thomson TIF”), which was later consolidated into the Consolidated Economic Development Area (“Consolidated TIF”);
- WHEREAS, the Consolidated TIF is an allocation area for the purposes of tax increment financing;
- WHEREAS, tax increment from the Consolidated TIF may be used—among other things—to reimburse the City for expenditures made for local public improvements that are physically located or connected to the Consolidated TIF;
- WHEREAS, in Resolution 16-06, the RDC approved a Project Review and Approval Form (“Form”) to support a project that would construct a new multiuse path on East Winslow Road between South Walnut Street and South Henderson Street, a new multiuse path on South Henderson Street between East Winslow Road and 2440 South Henderson Street, and intersection improvements at East Winslow Road and South Walnut Street Pike (“Project”);
- WHEREAS, in Resolutions 17-98 and 19-25, the RDC approved reimbursement for right-of-way acquisitions;
- WHEREAS, in Resolution 19-57, the RDC approved the construction Agreement for the Project with Conexco, Inc. (“Conexco”) and approved Change Orders 1, 2, and 3 in Resolutions 20-22, 20-32, and 20-70, which brought the total Agreement amount to \$582,994.50;
- WHEREAS, the City now seeks approval for Change Order #4 for the additional cost of additional materials, concrete, and improvements (“Additional Services”), which are detailed in Exhibit A to this resolution;
- WHEREAS, Change Order #4 is for an additional amount not to exceed Fifteen Thousand One Hundred Fifty-Four Dollars and Ninety-Six Cents (\$15,154.96), which would bring the total cost of the project to Five Hundred Ninety-Eight Thousand One Hundred Forty-Nine Dollars and Forty-Six Cents (\$598,149.46);
- WHEREAS, Change Order #4 will be considered by the Board of Public Works on Tuesday, March 16, 2021;
- WHEREAS, there are sufficient funds in the Consolidated TIF to reimburse the construction costs; and
- WHEREAS, an Amended Project Review and Approval Form (“Amended Form”) is attached to this Resolution as Exhibit B;

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

1. The RDC reaffirms its approval of the Project, as set forth in more detail in the Amended Form, and the RDC finds that the Construction of the Project serves the public's best interests.
2. The RDC hereby approves Change Order #4, including the payment for the Additional Services in an amount not to exceed Fifteen Thousand One Hundred Fifty-Four Dollars and Ninety-Six Cents (\$15,154.96). The total funding for this Project is amended in an amount not to exceed Five Hundred Ninety-Eight Thousand One Hundred Forty-Nine Dollars and Forty-Six Cents (\$598,149.46).
3. The payment authorized by this resolution may be made from the Consolidated TIF (Fund 439-15-159001-53990). The payment(s) should be paid pursuant to the terms of the Agreement with Conexco. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
4. The funding authorization contained in this resolution shall terminate on May 1, 2021, unless otherwise extended by the RDC and is contingent upon the Board of Public Work's approval of the change order on March 16, 2021. In the event the Board of Public Works does not approve Change Order #4, the funding authorization contained in this Resolution shall be automatically void.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Cindy Kinnarney, Secretary

Date

Winslow-Henderson Path Project Contract Adjustments for Pay Items

Pay Items Over Contract Amount					
Pay Item	Description of Work	Unit Cost	Units	% Over/Under	Pay Amount
15	Structure Backfill	42.00/CYD	27.83	23.19	1,168.86
16	No. 53 Stone	30.00/TON	95.37	16.03	2,861.10
20	HMA for Sidewalk	108.00/TON	41.61	13.38	4,493.88
26	Curb, Concrete	30.00/LFT	130.00	17.64	3,900.00
31	PCCP for Approaches	94.80/SYS	68.17	17.89	6,462.52
32	Geotextiles	9.60/SYS	1.00	1.86	9.60
36	Nursery Sod	18.00/SYS	409.00	22.22	7,362.00
63	Solid White Line	1.02/LFT	6.00	1.36	6.12
64	Line, Remove	0.78/LFT	1172.00	48.27	914.16
65	Solid Yellow Line	1.02/LFT	424.00	21.81	432.48
66	Stop Bar	7.14/LFT	3.00	3.80	21.42
Total Amount Over					\$ 27,632.14
Pay Items Under Contract Amount					
Pay Item	Description of Work	Unit Cost	Units	% Over/Under	Pay Amount
10	Temp. Inlet Protection	240.00/EA	3.00	-27.27	720.00
11	Temp. Silt Fence	6.00/LFT	12.00	-22.22	72.00
17	HMA Patching	180.00/TON	27.30	-72.70	3,925.80
18	Tack Coat for Asphalt	1.80/SYS	193.00	-100.00	347.40
30	HMA for Approaches	180.00/TON	1.00	-3.45	180.00
33	Riprap	36.00/TON	10.27	-19.38	369.72
48	Casting, Remove and Replace	1800.00/EACH	1.00	-100.00	1,800.00
58	Signal Cable Loop Copper	6.00/LFT	48.00	-9.68	288.00
59	Signal Cable, 5c/14GA	7.20/LFT	548.00	-100.00	3,945.60
61	Saw Cut for Loops	24.00/LFT	14.00	-8.64	336.00
62	Crosswalk Markings	7.14/LFT	69.00	-11.31	492.66
Total Amount Under					\$ 12,477.18
Contract Adjustment Amount					\$ 15,154.96

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: Winslow & Henderson Multiuse Path and Intersection Improvements

Project Manager: Neil Kopper/Matt Smethurst

Project Description:

This project will construct a new multiuse path on East Winslow Road between South Walnut Street and South Henderson Street, a new multiuse path on South Henderson Street between East Winslow Road and 2440 South Henderson Street, and intersection improvements for East Winslow Road at South Walnut Street Pike. A map depicting the location of this project is attached. This project may also include short sidewalk sections to connect to adjacent facilities.

The bicycle and pedestrian facilities included in this project will provide numerous connections between residents, businesses, transit routes, and other existing transportation infrastructure. The intersection improvements are proposed in order to enhance safety at a location that has experienced 18 right angle crashes within a 5 year period.

Furthermore, this project will support an application for Low Income Housing Tax Credits by demonstrating a public infrastructure commitment within 0.25 miles of the housing site. The Low Income Housing Tax Credits would be used to construct Crawford Apartments II, which would be adjacent to the proposed multiuse path on South Henderson Street.

The project is expected to take three steps. First, the proposed improvements will be analyzed and designed. Second, any necessary right of way will be purchased. Third, the improvements will be constructed.

There is some sidewalk infrastructure currently in place along East Winslow Road and South Henderson Road. It is expected that this existing sidewalk infrastructure will be completely removed and that the new multiuse paths will be constructed in its place. Accordingly, this project is more akin to new construction than the improvement of existing infrastructure.

To the extent this is an improvement of existing infrastructure (for instance, the intersection improvements for East Winslow Road and South Walnut Street Pike), it satisfies all four factors of the TIF Test.

1. It is substantial work that involves the addition of new parts.
2. The improved intersections should have increased value, as it will be safer.
3. The improved intersections should perform equally well as a newly constructed intersection.
4. These improvements are not part of the normal life cycle of the intersection.

Additionally, this is a project which would be capitalized under the IRS’s guidelines.

Project Timeline:

Start Date: March 2016
End Date: December 2020

Financial Information:

Estimated full cost of project:	\$891,494.50 \$906,649.46
Sources of funds:	
Consolidated TIF	\$891,494.50 \$906,649.46

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	Timeline
1	Preliminary Engineering	\$132,000.00	March 2016 – December 2020 ¹
2	Right of Way Acquisition	\$176,500.00	March 2017 to December 2019
3	Construction – Conexco, Inc.	\$582,994.50 \$598,149.46	March 2017 – December 2020

¹ This will extend through the construction phase to ensure engineering services are available throughout the construction process.

Redevelopment Commission Resolution 21-17
Exhibit B

3a	Change Order #1	\$9,681.00	Completed
3b	Change Order #2	\$17,097.50	Completed
3c	Change Order #3	\$27,777.00	Completed
3d	Change Order #4	\$15,154.96	Completed

TIF District: Consolidated TIF (Walnut-Winslow)

Resolution History: 16-06 Approval of Original Project Review and Approval Form
16-18 Preliminary Engineering Contract Approval
17-17 Amendment of Project Review and Approval Form
17-98 Reimbursement of Right of Way Acquisition
19-25 Reimbursement of Right of Way Acquisition
19-57 Approval of Funding for Construction
20-22 Approval of Change Order #1
20-32 Approval of Change Order #2
20-70 Approval of Change Order #3
21-17 Approval of Change Order #4

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____