

AGENDA
REDEVELOPMENT COMMISSION
April 19, 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/91697153352?pwd=blhoUTRrUH05T3JEZkd0TFpnMTZjZz09>
Meeting ID: 916 9715 3352
Passcode: 017318*

- I. ROLL CALL**
- II. READING OF THE MINUTES** –April 5, 2021
- III. EXAMINATION OF CLAIM REGISTER** – April 2, 2021 for \$855,276.62
- IV. EXAMINATION OF PAYROLL REGISTERS**–March 26, 2021 for \$30,985.33
- 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. Election of Officers
 - B. Update on the Development of the Kohr Building on the Old Hospital Site.
- VII. BUSINESS/GENERAL DISCUSSION**
- IX. ADJOURNMENT**

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THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, April 5, 2021, at 5:00 p.m. via ZOOM, with David Walter, Vice-President, Presiding, <https://catstv.net/m.php?q=9523>

I. ROLL CALL

Commissioners Present: Nicholas Kappas, Cindy Kinnarney, David Walter, Deborah Myerson, Deb Hutton, (Appointed) and Cathy Fuentes-Rohwer (MCCSC Representative)

Commissioners Absent: None

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director, HAND; Christina Finley, Financial Specialist, HAND; Jeffrey Underwood, Treasurer and Controller

Others Present: Larry Allen, Attorney, City Legal Department and Alex Crowley; Director, Economic and Sustainable Development

II. READING OF THE MINUTES – Nicholas Kappas moved to approve the April 5, 2021, minutes. Cindy Kinnarney seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Cindy Kinnarney moved to approve the claim register for March 19, 2021, for \$374,343.35. Nicholas Kappas seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Cindy Kinnarney moved to approve the payroll register for March 12, 2021, for \$30,971.01. Nick Kappas seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody was available to answer questions.

B. Legal Report. Larry Allen stated the election of officers will be held at the next meeting. He said the commission should be fully staffed at that point. Allen introduced Deb Hutton as the newest RDC member, she will officially begin her role at the next RDC meeting.

Allen informed the commission of an update to the exhibit for Resolution 21-19, the conflict of interest policy for Deputy Mayor Donald Griffin. Allen said the original exhibit that was distributed in the packet did not have the formal name of Griffin's business. That name has been updated to include the formal name which is Griffin, LLC Holdings.

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

D. Business Development Updates: Alex Crowley stated that we are in the running for an Economic Development Administration (EDA) grant. He said if awarded, notification should be within 30-60 days.

The Trades District Garage opens on April 17, 2021. Cindy Kinnarney will be at the opening to represent the RDC.

Real America who was awarded the 9% low-income tax credit deal for the 1730 S. Walnut Street sight. Crowley said today at 4:00 pm was the deadline for the CORE RFI responses. The next step is to review the responses.

Crowley said he was approached by a group requesting to use some outdoor space in the Trades District for dog training. Crowley said it is a reasonable request and there would be a nominal fee because the group is a for-profit organization. He also said we would need to do a right-of entry.

VI. NEW BUSINESS

- A.** Resolution 21-18: Approval of Utilities Easement at 1724 and 1730 S. Walnut Street. Larry Allen stated as a result of construction of the new Switchyard Park and sanitary sewer line upgrades along the property, it is necessary that the City of Bloomington Utilities obtain an easement along the new sanitary sewer line.

David Walter asked for public comment. There were no comments from the public.

Nicholas Kappas moved to approve Resolution 21-18 via roll-call vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.

- B.** Resolution 21-19: Approval of Conflict of Interest Policy for Deputy Mayor Donald Griffin. Larry Allen mentioned in his legal report that the conflict of interest policy included an update to Griffin's business name. The official business name is Griffin, LLC Holdings.

David Walter asked for public comment. There were no comments from the public.

Cindy Kinnarney moved to approve Resolution 20-19 with the updated business name, via roll-call vote. Nicholas Kappas seconded the motion. The motion passed unanimously.

- C.** Resolution 21-20: Approval of Addendum to Contract with FC Tucker Commercial. The RDC approved a project review and approval form supporting the hiring of a commercial broker for the marketing, sale, and procurement of RDC-owned and funded property. The RDC approved an agreement with FC Tucker and a first amendment. Upon negotiation with FC Tucker, the proposed addendum will add the listing contract for leasable space in the 4th Street Parking Garage to the agreement and extend the term. The agreement shall be renewed for an additional term from December 21, 2020, through December 31, 2021, and may continue for an additional term of one year from January 1, 2022, through December 31, 2022.

David Walter asked for public comment. There were no comments from the public.

Cindy Kinnarney to approve Resolution 21-20 via roll-call vote. Nicholas Kappas seconded the motion. The motion passed unanimously.

- D.** Resolution 21-21: Approval of Addendum to Contract with Colliers International. The RDC approved a project review and approval form supporting the hiring of a commercial broker for the marketing, sale, and procurement of property in and around the Trades District. The RDC approved an agreement with Colliers International and a first amendment. Upon negotiation with Colliers, the proposed addendum will add the listing contract for leasable space in the Trades District Parking Garage and extend the term. The agreement shall be renewed for an additional term from December 21, 2020, through December 31, 2021, and may continue for an additional term of one year from January 1, 2022, through December 31, 2022.

David Walter asked for public comment. There were no comments from the public.

Nicholas Kappas moved to approve Resolution 21-21 via roll-call vote. Cindy Kinnarney 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.

David Walter, Vice-President

Cindy Kinnarney, Secretary

Date

21-22
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

AUTHORIZATION OF ENVIRONMENTAL IMPROVEMENT FOR THE DIMENSION MILL

WHEREAS, on September 6, 2016, the Redevelopment Commission of the City of Bloomington (“RDC”) approved a Project Review & Approval Form (“Form”) authorizing a project to renovate the Dimension Mill for use as tech office space (the “Project”) in the portion of the CTP commonly known as The Trades District in Resolution 16-55;

WHEREAS, Dimension Mill, Incorporated (“DMI”), entered into a lease agreement with the RDC to operate the Mill as a shared-office space for technology startups and entrepreneurs;

WHEREAS, the City hired VET Environmental Engineering, LLC (“VET”) to perform indoor air testing to investigate the sources of a persistent and lingering odor that is present in two of the offices in the Dimension Mill;

WHEREAS, no definite or clear source was identified for the odor, and VET recommended ongoing monitoring of the radon levels, which at the time of testing remained below levels permitted by the Environmental Protection Agency and the World Health Organization;

WHEREAS, upon recommendation by VET, the City is now procuring a quote to install a radon mitigation system in the Dimension Mill, which VET believes will prevent any future radon issues and will mitigate the odor within the offices;

WHEREAS, to perform the work as quickly as possible, staff will negotiate an agreement with VET for the services and is requesting authorization from the RDC for an amount that shall not exceed ten thousand dollars (\$10,000.00) to install the radon mitigation system (“Services”); and

WHEREAS, the RDC has available funds in both its revenue account (“444 Account”) and Consolidated TIF account to pay for the Services;

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

1. The RDC reaffirms its approval of the Project, and finds that the Services are the best interest of the Project and the RDC’s continued support of DMI. Further the Services would provide a public improvement to the Dimension Mill as part of its overall renovation.
2. The RDC hereby authorizes City Staff to move forward with procuring the Services from VET Environmental Engineering, LLC for an amount that shall not exceed Ten Thousand Dollars (\$10,000.00).

3. In the event that the quotes for the Services are more than the authorized amount contained in this Resolution, Staff shall submit the Agreement and quote to the RDC for its prior approval before beginning any work.
4. All invoices shall be reviewed and approved by the Department of Economic and Sustainable Development and the Controller's office pursuant to the RDC and City of Bloomington's normal acquisition procedures, and the funding used for the testing shall come from either the RDC's general services account (444-15-150000-53990) or the Consolidated TIF (Downtown) at the discretion of the Controller.
5. The funding authorizations contained in this Resolution shall terminate on December 31, 2021, unless otherwise extended by the RDC.

BLOOMINGTON REDEVELOPMENT COMMISSION

Signature

Printed Name, Title

ATTEST:

Signature

Printed Name, Title

Date