

AGENDA
REDEVELOPMENT COMMISSION
July 19, 2021 at 5:00 p.m.

The public may access the meeting at the following link:

<https://bloomington.zoom.us/j/92742422907?pwd=alNtMWorZ2pSS0tWeStOM2ZydzNyQT09>
Meeting ID: 927 4242 2907 - Passcode: 134588

- I. ROLL CALL**
- II. READING OF THE MINUTES** –July 6, 2021
- III. EXAMINATION OF CLAIMS** –July 9, 2021 for \$1,830,279.61
- IV. EXAMINATION OF PAYROLL REGISTERS**– July 16, 2021 for \$31,404.42
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
 - B. Legal Report
 - C. Treasurer’s Report
 - D. Business Development Updates
- VI. NEW BUSINESS**
 - PUBLIC HEARING**
 - A. Resolution 21-39: Approval of the COVID-19 Review Committee Recommendations
 - END OF PUBLIC HEARING**
 - B. Resolution 21-40: Right of Entry for Bloomington Fire Department for College Square Parking Lot
- 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
Tuesday, July 6, 2021 at 5:00 p.m. via ZOOM, with Nicholas Kappas, President Presiding
<https://catstv.net/m.php?q=9870>***

I. ROLL CALL

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

Commissioners Absent: None

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

Others Present: Larry Allen, Attorney, City Legal Department; Dave Askins, B Square Bulletin (formerly B Square Beacon); Jen Pearl, BEDC.

II. READING OF THE MINUTES – Deb Hutton moved to approve the June 7, 2021 minutes and the June 7, 2021 Executive Session Summary. David Walter seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Cindy Kinnarney moved to approve the claims register for June 11, 2021, for \$640,407.09 and June 25, 2021, for \$104,556.36. David Walter seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Deborah Myerson moved to approve the payroll register for June 4, 2021, for \$34,541.34 and July 2, 2021, for \$32,441.97. Deb Hutton seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody reported Norm Mosier, a Neighborhood Compliance Officer, retired this week. His position has been posted. Zody also reported hiring a Historic Preservation Program Manager, she will start work on July 12. Zody informed the commission that the July 19th meeting will include COVID-19 recommendations.

B. Legal Report. Larry Allen informed the commission that RealAmerica is requesting permission from the RDC to apply for construction permits for the property located at 1730 S. Walnut (The Retreat at Switchyard). Allen asked to add the request under new business on tonight's agenda.

David Walter moved to add the consideration for RealAmerica to seek construction permits to tonight's agenda, via roll-call vote. Deborah Myerson seconded the motion. The board unanimously approved.

Allen stated that Fire Station 1, the Fire Headquarters is currently uninhabitable do to the Kirkwood flooding. The RDC owns College Square and has allowed the Fire department staff to occupy the vacant space. There may also be some police administration officials who were in the basement of the old City Hall building (the police headquarters) occupy the space. Allen said we may have to bring some right of entry requests to the RDC for approval. He said there has been some discussions of possibly housing some vehicles on the site.

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 21-36: Approval of Funding for City Lawn to Mow the Trades District Property. Larry Allen stated the original contract signed in 2018, which allowed us to renew yearly through 2021.

The RDC approved a contract with City Lawn in 2018 for mowing services. The contract allowed us to renew yearly through the year 2021. The RDC also approved an addendum to the contract in 2020 to perform mowing for the Trades District property. The addendum in 2020 included approval to extend the agreement through 2021. Allen said for elimination of any doubt, this resolution is being brought to explicitly approve funding under the addendum for City Lawn to mow the areas depicted in Exhibit A to the Resolution through 2021. The total amount of funding shall not exceed \$7,000 per year. Allen said next year we will solicit bids for a provider.

Nicholas Kappas asked for public comment. There were no comments from the public.

David Walter moved to approve Resolution 21-36 via roll-call vote. Cindy Kinnarney seconded the motion. The board unanimously approved.

B. Resolution 21-37: Approval of Funding for an Environmental Improvement for the Dimension Mill. Larry Allen said we were finally able to get a quote for a radon mitigation system. The RDC obtained approval from the Historic Preservation to go through the surface of the roof with the new system on the condition that the RDC paint the PVC pipe extending through the roof black. The total cost is more than the last resolution approval, which was \$10,000. This resolution is for approval of an amount not to exceed \$10,491.05 for the services to install the new radon mitigation system.

Nick Kappas asked for public comment. There were no comments from the public.

Deb Hutton moved to approve Resolution 21-37 via roll-call vote. Deborah Myerson seconded the motion. The board unanimously approved.

C. Resolution 21-38: Approval of Lease Agreement with Baird for Space at College Square. Larry Allen stated this is one of the leases the RDC assumed with the purchase of the College Square property. Baird signed a lease addendum in 2018 that allowed their lease extension to go through 2023. They have been looking for new space since the goal for College Square was to eventually be used for the New Convention Center site. This addendum covers the ability to terminate the lease with 60-days' prior written notice by Baird or the RDC. It also covers the amounts and proration of all fees and rents.

Nick Kappas asked for public comment. There were no comments from the public.

Cindy Kinnarney made a motion to approve Resolution 21-38 via roll-call vote. Deb Hutton seconded the motion. The board unanimously approved.

D. Approval of permission for RealAmerica to seek construction permits at The Retreat at Switchyard (1730 S. Walnut). Allen said any time governmental approvals are sought where the land owner is separate from the petitioner for those approvals, it requires the land owner's permission. Allen said we are asking for a motion to give permission for RealAmerica to apply for those permits and governmental approvals required for the redevelopment of the property in accordance with the mixed income and mixed use housing development they propose. The approvals sought by RealAmerica are conditions

to the closing on the property as set out in the Conveyance Agreement between RealAmerica and the RDC. RDC President Nicholas Kappas will have the authority to sign the affidavit. The document will be entered into the minutes.

Nicholas Kappas asked for public comment. There were no comments from the public.

Cindy Kinnarney moved to grant permission to RealAmerica to apply for required permits and governmental approval and allow Nicholas Kappas to sign on behalf of the RDC via roll-call vote. Deb Hutton seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT – David Walter moved to adjourn. The meeting adjourned.

Nicholas Kappas, President

David Walter, Vice-President

Date

AFFIDAVIT

STATE OF INDIANA)
)
COUNTY OF MONROE)

I, Nicholas Kappas being first duly sworn, states that:

1. I am the President of the Redevelopment Commission of the City of Bloomington (the "Commission");
2. The Commission is the owner of certain property located at 1730 South Walnut Street, Bloomington, Indiana (the "Property");
3. The Commission whereby gives permission to RealAmerica Development, LLC to apply for permits and other required approvals for the redevelopment of the Property into a mixed-income, mixed-use development.

Nicholas Kappas

Subscribed and sworn to before me, a Notary Public in and for said County and State this _____ day of July, 2021.

County of Residence:

Commission Expires:

Signature

Printed Name, Notary Public

EXECUTIVE SESSION

The Redevelopment Commission of the City of Bloomington, Indiana, met on Tuesday, July 6, 2021, at 4:30 p.m. via ZOOM.

Commissioners Present: Nicholas Kappas, Deborah Hutton, Cindy Kinnarney, Deborah Myerson, and David Walter.

Commissioners Absent: Cathy Fuentes-Rohwer (MCCSC Representative)

Staff Present: John Zody, Director, Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND.

Others Present: Larry Allen, Assistant City Attorney, City Legal Department;

The Commission discussed information in accordance with **Ind. Code § 5-14-1.5-6.1(b)(2)(D)**: strategy regarding real property transactions by the governing body.

No other matters were discussed.

The meeting adjourned at 5:00 p.m.

Nicholas Kappas, President

Cindy Kinnarney, Secretary

Date

21-39
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the amount of \$709,643.70 of supplemental grant funds for COVID-19 prevention, preparation, and response through CARES Act Flexibilities (CDBG-CV); and

WHEREAS, the standard 15% cap on the CDBG funds for public service activities has been suspended, and 20% for administration remains available; and

WHEREAS, the advice and input of the community as to the allocation of the Community Development Block Grant funds has been solicited and received through virtual meetings, advertisement of applications, public notice of eligibility for review and feedback, and the efforts of a special COVID-19 Review Committee; and

WHEREAS, the Review Committee has recommended the following allocation:

- \$660,602.20 for public service activities (90%), locally referred to as social services
- \$49,041.50 for the administration of the program; and

WHEREAS, if funds are unawarded or unexpended, the remaining funds will first be provided to help complete or enhance eligible activities of awarded agencies, and following that, they will be used for another eligible activity compliant with HUD regulations and the COVID-CV program; additional funding plans may require further amendments to the City's Annual Action Plan and/or the approval of the 2021 CDBG-CV Review Committee; and

WHEREAS, the Redevelopment Commission has reviewed the recommendations of the COVID-19 Review Committee for allocation of funds anticipated to be received;

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

1. The Bloomington Redevelopment Commission hereby approves the COVID-19 Review Committee recommendations of the programs as described in the attached Exhibit A, and finds that this allocation will best serve the local and national objectives of the program.

2. The Commission approves the expenditure of an additional amount of Forty-Nine Thousand Forty-One Dollars and Fifty Cents (\$49,041.50) for the administration of the program.

3. The Commission directs staff to negotiate and enter into grant agreements with each CDBG recipient in accordance with the approved recommendation in Exhibit A. City staff shall present the completed agreements to the Commission and keep copies of the executed grant agreements attached to this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Nicholas Kappas, President

ATTEST:

Cindy Kinnarney, Secretary

Date

**RESOLUTION 21-39
EXHIBIT A**

FUNDING RECOMMENDATIONS

	<u>Request</u>	<u>Recommendation</u>
Beacon, Inc. <i>Rental and utility assistance for those at-risk due to COVID</i>	\$105,000.00	\$100,803.00
Bloomington Housing Authority <i>Staffing needs to support navigation for Emergency Housing Voucher recipients</i>	\$60,000.00	\$60,000.000
Boys and Girls Clubs of Bloomington <i>Staffing needs for the Ferguson Crestmont Club</i>	\$100,000.00	\$100,000.00
Community Justice & Mediation Center (CJAM) <i>Mediation and Project Management Services</i>	\$47,778.00	\$47,778.00
Middle Way House <i>Staffing needs for New Wings Shelter</i>	\$14,000.00	\$14,000.00
Monroe County United Ministries <i>Compass Early Learning Center staffing</i>	\$20,841.60	\$20,841.20
Mother Hubbard's Cupboard <i>Staffing for food pantry</i>	\$25,000.00	\$25,000.00
New Hope for Families <i>Case management for family shelter diversion and aftercare</i>	\$60,000.00	\$60,000.00
Pantry 279 <i>Staffing for pantry program and food service support for individuals impacted by COVID</i>	\$286,780.00	\$232,180.00
TOTAL REQUESTED ALL AGENCIES	\$1,332,086.60	
TOTAL AWARDED REQUESTS	\$660,602.20	
TOTAL AMOUNT OF FUNDS AVAILABLE	\$660,602.20	

21-40
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE CITY OF BLOOMINGTON, INDIANA

RIGHT OF ENTRY AGREEMENT TO BLOOMINGTON FIRE DEPARTMENT
FOR THE COLLEGE SQUARE PARKING LOT

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”), the purpose of which is to facilitate economic development and revitalization in Bloomington;

WHEREAS, in Resolution 19-34, the RDC approved a purchase agreement for the real estate located at the 200 block of S. College Avenue known as College Square (“the Property”);

WHEREAS, due to flooding of the City of Bloomington Fire Department’s downtown headquarters, it was necessary that the Fire Department relocate, and the RDC has provided temporary office space within the College Square building for the Fire Department; and

WHEREAS, the Fire Department also requires a grant of Right of Entry upon and across the Property as highlighted on page 3 of Exhibit A to set up a temporary shelter to house a fire truck to continue essential department service for the downtown Bloomington; and

WHEREAS, the parties wish to enter into the Right of Entry attached to this Resolution as Exhibit A, and such Right of Entry shall continue until December 31, 2022 unless terminated or extended by the parties;

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

1. The Agreement for Right of Entry Agreement in Exhibit A is approved.
2. Nicholas Kappas is authorized to sign the Right of Entry Agreement on behalf of the Redevelopment Commission.

BLOOMINGTON REDEVELOPMENT COMMISSION

Nicholas Kappas, President

ATTEST:

Cindy Kinnarney, Secretary

Date

RIGHT OF ENTRY AGREEMENT

This Right of Entry Agreement ("Right of Entry") is entered into this ____ day of July, 2021, by and between the Bloomington Redevelopment Commission (the "RDC") and the City of Bloomington Fire Department ("Department").

RECITALS

WHEREAS, the RDC owns property known as College Square located at 216 S. College Avenue, Bloomington, Indiana 47404 ("RDC Property"), as depicted and described in Exhibit A; and

WHEREAS, due to flooding of the Department's headquarters, it was necessary that the Department relocate, and the RDC has provided temporary office space within the College Square building for the Department; and

WHEREAS, the Department also requires a grant of Right of Entry upon and across the RDC Property as highlighted in Exhibit A to set up a temporary shelter to house a fire truck to continue essential department service for the downtown Bloomington; and

WHEREAS, the Parties wish to enter into this Right of Entry;

NOW, THEREFORE, the RDC grants a Right of Entry to the Department upon and across the RDC Property as described above and portrayed in Exhibit A, and the Parties agree as follows:

AGREEMENT

1. Right of Entry. The RDC hereby grants to the Department, and its agents, employees, subcontractors and successors in right the right to enter upon the RDC Property as indicated in Exhibit A. The Right of Entry shall apply to any temporary structures and ingress and egress necessary to locate the Department's fire truck and equipment.
2. Term. This Right of Entry shall terminate on December 31, 2022, unless otherwise terminated or extended by the parties in writing.
3. Restoration and Repair. The Department agrees to repair or cause to be repaired any and all damage to the RDC Property as a result of the Department's use of the RDC Property and to restore the RDC Property to as good a condition as it was in prior to the Department's first entrance onto the RDC Property pursuant to this Right of Entry.

IN WITNESS WHEREOF, the undersigned has/have set his/her/their hand and seal this _____
day of July, 2021.

BLOOMINGTON REDEVELOPMENT COMMISSION

**CITY OF BLOOMINGTON
FIRE DEPARTMENT**

Nicholas Kappas, President

Printed Name and Title

EXHIBIT A
Property Subject to Right of Entry

College Square, 216 S. College Avenue

Legal Description: 013-22830-00 Original Plat Lots 41,42,45-48 & Vacated Alley & Street

Parcel Number: 53-05-33-310-240.000-005

