

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
**August 2, 2021 at 5:00 p.m.**

*The public may access the meeting at the following link:*

*<https://bloomington.zoom.us/j/92766537639?pwd=WGdWajB6ZEdNV0laZ2VEdlRCWndkUT09>*  
*Meeting ID: 927 6653 7639 - Passcode: 830466*

- I. ROLL CALL**
- II. READING OF THE MINUTES** –July 19, 2021
- III. EXAMINATION OF CLAIMS** –July 23, 2021 for \$59,504.53
- IV. EXAMINATION OF PAYROLL REGISTERS**– July 30, 2021 for \$32,742.43
- 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 21-41: Approval of Change Order #10 for West 17<sup>th</sup> Street Reconstruction Project
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. 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  
Monday, July 19, 2021 at 5:00 p.m. via ZOOM, with Nicholas Kappas, President Presiding  
<https://catstv.net/m.php?q=9923>**

**I. ROLL CALL**

Commissioners Present: Nicholas Kappas, David Walter, Deb Hutton, Cindy Kinnarney, and April Hennessey (MCCSC Representative)

Commissioners Absent: Debra Myerson

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director, HAND; Christina Finley, Financial Specialist, HAND; Matt Swinney, Program Manager, HAND

Others Present: Philippa Guthrie, Corporation Counsel; Dave Askins, B Square Bulletin (formerly B Square Beacon); Jeff Underwood, Controller

**II. READING OF THE MINUTES** – David Walter moved to approve the July 6, 2021 minutes. Deb Hutton seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** –David Walter moved to approve the claim register for July 9, 2021 for \$1,830,279.61. Deb Hutton seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Cindy Kinnarney moved to approve the payroll register for July 16, 2021 for \$31,404.42. Deb Hutton 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. Philippa Guthrie was available to answer questions.

**C.** Treasurer’s Report. Jeff Underwood was available to answer questions.

**D.** Business Development Updates: Alex Crowley was not available to answer questions.

**VI. NEW BUSINESS**

**Public Hearing Begins**

**A.** Resolution 21-39: Approval of the COVID-19 Review Committee Recommendations.  
John Zody stated that Doris Sims, Susan Sandberg, and Beverly-Calendar-Anderson make up the COVID-19 review committee. Zody said 14 applications were received and 9 were approved for funding. The review committee has recommend the following allocations:

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

Deb Hutton moved to amend Resolution 21-39 to include the total funded amount of \$660,602.20 in paragraph 1, under “**NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:**” David Walter seconded the motion. The board unanimously approved.

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

David Walter made a motion to approve Resolution 21-39, as amended, via roll-call vote. Deb Hutton seconded the motion. The board unanimously approved.

### **Public Hearing Ends**

- B.** Resolution 21-40: Right of Entry for Bloomington Fire Department for College Square Parking Lot. Philippa Guthrie stated that due to flooding of the City of Bloomington Fire Department's downtown headquarters, the Fire Department had to relocate and moved into the vacant office space within the College Square building. The Fire Department requires a grant of Right of Entry upon and across the College Square property to set up a temporary shelter to house a fire truck. The structure is basically a pop-up structure and will not be permanently attached. The City will cover any expenses or damage to the parking lot.

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

Cindy Kinnarney made a motion to approve Resolution 21-40, via roll-call vote. David Walter seconded the motion. The board unanimously approved.

## **VII. BUSINESS/GENERAL DISCUSSION**

- VIII. ADJOURNMENT** – Deb Hutton moved to adjourn. David Walter seconded the motion. The meeting adjourned.

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Nicholas Kappas, President

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Cindy Kinnarney, Secretary

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Date

**21-41  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF CHANGE ORDER 10 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; and
- WHEREAS, in Resolution 19-14, the RDC approved funding for the construction for the Project with Reed and Sons Construction, Inc. (“Reed”), and the RDC approved a change orders in Resolutions 19-37, 19-89, 19-101, 20-10, 20-33, 20-37, 20-97, and 21-13; and
- WHEREAS, Reed in conjunction with the City’s project managers have determined that an additional change order (Change Order 10) is necessary for bonding and project overruns, including paving, curb construction, and gutter installation (“Additional Services”) for an amount not to exceed an additional Fifty-Six Thousand Seven Hundred Sixty Dollars and Eleven Cents (\$56,760.11); and
- WHEREAS, the original amount of Reed’s contract was \$3,026,526.18, and this change order increases the total for Reed’s contract from \$3,396,916.35, which includes the previous nine change orders, to \$3,453,676.46; and
- WHEREAS, Change Order 10 is attached to this Resolution as Exhibit A; and
- WHEREAS, Changer Order 10 will be considered by the Board of Public Works during its meeting on Tuesday, August 3, 2021; 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 Fifty-Six Thousand Seven Hundred Sixty Dollars and Eleven Cents (\$56,760.11) to pay for the Additional Services. The total amount of the contract shall not exceed \$3,453,676.46.
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. Staff is asked to ensure a fully executed copy of the amended Agreement is retained in the RDC’s records.
6. Unless extended by the Redevelopment Commission in a resolution, the authorizations provided under this Resolution shall expire on October 1, 2021.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Nicholas Kappas, President

ATTEST:

\_\_\_\_\_  
Cindy Kinnarney, Secretary

\_\_\_\_\_  
Date





Reed and Sons Construction, Inc.  
299 Moorman Road  
Bloomington, IN 47403

**INVOICE**

Fold Here

<u>BOND #</u> HSA-MW-3221-1	<u>INVOICE #</u> 36377	<u>EFFECTIVE DATE</u> 6/1/2021	<u>EXPIRATION DATE</u> 6/2/2021
<u>PRINCIPAL</u> Reed and Sons Construction, Inc.			
<u>OBLIGEE</u> City of Bloomington			
<u>CARRIER</u> Hudson Insurance Company			
<u>PROJECT DESCRIPTION</u> City of Bloomington - Planning & Transportation Department: 17th Street Reconstruction			
<u>BOND DESCRIPTION</u>		<u>SAA CODE</u>	<u>PRODUCER</u> Dan Gibson
<u>BOND AMOUNT</u> \$3,396,916.35	<u>PREMIUM DUE</u> \$21,585.00	REED AND SONS	
		<u>INVOICE AMOUNT</u> \$1,852.00	
<p style="text-align: center;"><b>Bond/Contract Amount</b></p> <p>Old Bond Amount: \$3,026,526.18 New Bond Amount: \$3,396,916.35 Change Amount: \$370,390.17</p> <p>Old Premium: \$19,733.00 New Premium: \$21,585.00 Change Premium: \$1,852.00</p>		6.30	
		<b>Net Due \$1,852.00</b>	

PLEASE REFERENCE BOND AND / OR INVOICE NUMBER ON CHECK

**06/01/2021**

2626 49th Drive, Franksville, WI 53126



**West 17th Street Reconstruction Project Contract Adjustmenst for Pay Items**

<b>Pay Items Over Contract Amount</b>					
<b>Pay Item</b>	<b>Description of Work</b>	<b>Unit Cost</b>	<b>Units</b>	<b>%Over/Under</b>	<b>Pay Amount</b>
14	Pipe, Remove	\$10.00/LFT	140	42.42	\$1,400.00
23	Structural Backfill	\$34.00/CYD	85	2.77	\$85.00
25	Compacted Aggregate	\$27.00/TON	18	18.37	\$486.00
28	QC/QA Surface	\$96.00/TON	21.19	4.95	\$2,034.24
29	QC/QA Intermediate	\$76.00/TON	196.16	28.3	\$14,756.16
30	QC/QA Base	\$69.00/TON	257.9	31.49	\$17,795.10
32	Joint Adhesive	\$0.40/LS	267	14.54	\$106.80
36	HMA for Sidewalk	\$127.00/TON	61.61	19.31	\$7,824.47
38	Curb Ramp, Concrete	\$127.00/SYS	38.12	33.15	\$4,841.24
39	Det. Warning Surfaces	\$250.00/SYS	1.33	5.54	\$332.50
41	Curb, Integral, Concrete	\$43.00/LF	40	142.86	\$1,720.00
42	Curb, Concrete	\$28.00/LF	169	47.21	\$4,732.00
43	Curb & Gutter	\$21.00/LF	710	24.35	\$14,910.00
45	HMA for Approaches	\$120.00/TON	71.95	34.1	\$8,634.00
46	PCCP for Approaches 6"	\$59.00/SYS	0.67	0.11	\$39.53
47	PCCP for Approaches 9"	\$73.00/SYS	26.73	15.1	\$1,951.29
48	Mailbox Assembly	\$230.00/EACH	3	16.67	\$690.00
51	Rip Rap	\$48.00/TON	8	53.33	\$384.00
62	Pipe, Type 2	\$22.00/LFT	140	5.69	\$3,080.00
76	Manhole, C4	\$2,900.00/EACH	1	3.85	\$2,900.00
81	Rd Closure Sign Assy	\$500.00/EACH	1	20	\$500.00
87	Sign Post, Type I	\$14.00/LFT	33.5	34.9	\$469.00
90	Sign, Sheet with Legend	\$34.00/SFT	16	22.94	\$544.00
97	Raised Pavement Mark	\$140.00/EACH	34	130.77	\$4,760.00
109	Water Main 12'	\$244.00/LFT	8	28.57	\$1,952.00
110	Water Main 8"	\$104.00/LFT	10	17.88	\$1,040.00
143	CBU Fees	\$13,500.00/LS	0.01	1.17	\$158.00
144	Water Meter & Service	\$900.00/EACH	1	5.88	\$900.00
<b>Total Amount Over</b>					<b>\$99,025.33</b>
<b>Pay Items Under Contract Amount</b>					
<b>Pay Item</b>	<b>Description of Work</b>	<b>Unit Cost</b>	<b>Units</b>	<b>%Over/Under</b>	<b>Pay Amount</b>
33	Liquid Asphalt Sealant	\$0.50/LFT	1,836	-100	\$918.00
37	Sidewalk, Concrete	\$46.00/SYS	122.07	-10.84	\$5,615.22
58	Concrete, B Footings	\$286.00/CYS	39	-6.95	\$11,154.00
82	Construction Sign, A	\$200.00/EACH	3	-37.5	\$600.00
83	Detour Marker Assy	\$130.00/EACH	1	-5.26	\$130.00
86	Sign, Sheet, Remove	\$160.00/EACH	1	-100	\$160.00
119	Line Stop 24"	\$26,500.00/EACH	0.66	-32.87	\$17,420.00
125	Pipe, Abandon	\$25.00/LFT	322	-66.8	\$8,050.00
146	Casing Pipe 4"	\$7.00/LFT	10	-9.52	\$70.00
<b>Total Amount Under</b>					<b>\$44,117.22</b>
<b>Contract Adjustment Amount</b>					<b>\$54,908.11</b>

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 19, 2021**

**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>

**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.

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

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	\$478,500	2018 – 2020
3a	Supplement 1 to Construction Inspection Services	\$88,000	July 2020
4	Construction	<del>\$4,400,000</del> \$3,453,676.46	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
4f	Change Order 6	\$3,068.50	Completed
4g	Change Order 7	\$13,540.75	Completed
4h	Change Order 8	\$14,927.92	Completed
4i	Change Order 9	\$15,031.20	Completed
4j	Change Order 10	\$56,760.11	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  
 20-33 Approval of Change Order 6  
 20-37 Approval of Change Order 7  
 20-97 Approval of Change Order 8  
 21-13 Approval of Change Order 9  
 21-41 Approval of Change Order 10

To Be Completed by Redevelopment Commission Staff:

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