

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on  
Monday, January 4, 2021, at 5:00 p.m. via ZOOM, with Don Griffin, President, Presiding  
Meeting Recording Available at <https://catstv.net/m.php?q=9105>**

**I. ROLL CALL**

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

Commissioners Absent: None

Staff Present: Doris Sims, Director, Housing and Neighborhood Development (HAND); Brent Pierce, Assistant Director, HAND; Christina Finley, Financial Specialist, HAND

Others Present: Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic & Sustainable Development; Philippa Guthrie, Corporation Counsel

**II. READING OF THE MINUTES** – Nicholas Kappas to approve the December 21, 2020, minutes. Cindy Kinnarney seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIMS** – David Walter moved to approve the December 24, 2020, claim register for \$1,608,454.45. Cindy Kinnarney seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Cindy Kinnarney moved to approve the December 18, 2020, payroll register for \$34,390.02. Nicholas Kappas 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. Jeff Underwood was not available to answer questions.

D. Business Development Updates: Alex Crowley reported the Economic Development Administration (ADA) preliminarily awarded \$3.5 million of the City's requested \$6 million grant. The award is not yet final, and the City is looking into options for the remaining \$2.5 million needed for the project's approval. Crowley explained some of the options the City is looking into which includes securing philanthropic monies to fill the \$2.5 million gap; shrinking the building from its original size in order to fit the budget; taking the concept and putting it into another building such as the Showers Administration Building. There is a small possibility that there is an ability to condo out part of the building. Crowley said all options are being evaluated.

**VI. NEW BUSINESS**

A. Election of Officers: David Walter moved to continue with the current officers. Don Griffin, President; David Walter, Vice-President; and Cindy Kinnarney, Secretary. Cindy Kinnarney seconded the motion. The motion passed unanimously.

B. Resolution 21-01: Approval of 2021 RDC Meeting Schedule.

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

David Walter moved to approve Resolution 21-01 via roll-call vote. Nicholas Kappas seconded the motion. The motion passed unanimously.

- A. Resolution 21-02: Approval of Maintenance for RDC Owned Property. Larry Allen stated this is an annual resolution to authorize staff to receive, process, and approve invoices to expend funds on utility bills and maintenance costs associated with RDC owned property. Invoices for maintenance costs that are more than \$5,000 must be specifically approved by the RDC in advance of the expenditure. In the event that a utility bill exceeds \$2,500, staff will inform the RDC at its next scheduled meeting. Funds are expended from a revenue account and not the Consolidated TIF.

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

David Walter moved to approve Resolution 21-02 via roll-call vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.

- B. Resolution 21-03: Approval of Lease Amendment for New Hope. The RDC closed on parcels of property as part of the Old Hospital site Project located at 301, 303, 303 ½, 311, 313 and 409 West 2<sup>nd</sup> Street. Those parcels are currently occupied by a tenant, New Hope Family Shelter, Inc. Philippa Guthrie said that as part of the assumption of the leases, City staff have negotiated amendments to the leases. The lease amendments remove provisions of the lease that were not applicable to the RDC, update the payment and notice addresses, and extend the terms of the leases through March 31, 2022, after which the leases will continue month-to-month.

Kappas asked whether the month-to-month lease term conflicted with the requirement that the parties each give 90 days of notice prior to termination. Guthrie explained that the month-to-month term indicated there was not a full multiyear or yearly lease term, but that the 90-day notice would still have to be provided.

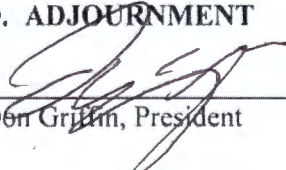
Don Griffin asked for public comment. There were no comments from the public.

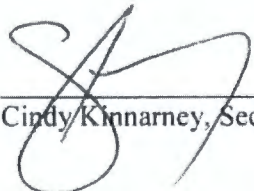
Cindy Kinnarney moved to approve Resolution 21-03 via roll-call vote. David Walter seconded the motion. The motion passed unanimously.

Don Griffin adjourned the meeting at 5:35 p.m.

**C. BUSINESS/GENERAL DISCUSSION**

**D. ADJOURNMENT**

  
\_\_\_\_\_  
Don Griffin, President

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

1-18-21  
\_\_\_\_\_  
Date