

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on  
Monday, February 1, 2021, at 5:00 p.m. via ZOOM, with Don Griffin, President, Presiding  
Meeting Recording Available at <https://catstv.net/m.php?q=9248>**

**I. ROLL CALL**

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

Commissioners Absent: None

Staff Present: Brent Pierce, Interim Director, HAND; Christina Finley, Financial Specialist, HAND; Matt Swinney, Program Manager, HAND

Others Present: Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic & Sustainable Development (ESD); April Hennessey, MCCSC Representative; Dave Askins, B Square Beacon; Clark Greiner, BEDC; Jen Pearl, BEDC; Jim Shelton, Chamber of Commerce; Sean Starowitz, ESD

**II. READING OF THE MINUTES** – Nicholas Kappas moved to approve the January 19, 2021, minutes and January 19, 2021, Executive Summary. Cindy Kinnarney seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – David Walter moved to approve the claim register for \$2,755,166.34. Cindy Kinnarney seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Cindy Kinnarney moved to approve the payroll register for January 15, 2021 for \$34,106.14. Nicholas Kappas 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 was available to answer questions.

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

**D.** Business Development Updates: Alex Crowley updated the commission on the latest activity related to the Economic Development Administration Grant (EDA Grant). Crowley said staff is completing an update to the application, which will be submitted next week. Staff will keep the commission apprised of any significant updates as they occur.

**VI. NEW BUSINESS**

**A.** Bid Openings for the 4<sup>th</sup> Street and Trades District Garage Space. Larry Allen said RDC property cannot be sold or leased without prior public notice that the RDC will receive offers. Any offers received must be opened at a public meeting. Allen said individual notices for the space open for leases within the 4<sup>th</sup> Street and Trades District Garages respectively were published on January 4 and 11, in the Herald-Times. The RDC did not receive any written offers for either garage space. Allen said that under the statute, the properties cannot be sold or leased for 30 days for an amount less than the average of the two appraisals. The amount in the notice of offering for the leases was \$20 per sq. ft. However, negotiations for a lease can begin, and the RDC can approve offers for the lease space less than \$20 per sq. ft. after the 30-day period.

- B. Resolution 21-07: Approval of Agreement for Trades District Gateway Art.** The RDC previously approved a project review and approval form supporting the effort to begin infrastructure improvements in the Trades District. The City solicited public input on Trades District Gateway Art designs for completion of the infrastructure project. The City along with the public selected a design from Stefan Reiss as the winning design. The City has negotiated an agreement with Ignition Arts, LLC, to fabricate and install the Gateway Art for an amount not to exceed \$90,230.

Sean Starowitz said that Ignition Arts is based in Indianapolis and is internationally known for public art fabrication. He said this is a 1% project.

Cindy Kinnarney asked if there will be additional funds needed for ongoing maintenance. Starowitz said maintenance is budgeted into the project.

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

Cindy Kinnarney moved to approve Resolution 21-07 via roll-call vote. Nicholas Kappas seconded the motion. The motion passed unanimously.

- C. Resolution 21-08: Approval of Funding Agreement with Habitat for Humanity for Infrastructure Improvements.** Matt Swinney stated that the RDC previously approved funding to oversee and inspect the design and construction of Guy Drive extension for pedestrian, vehicular and other street improvements through the Osage Place development. The funding agreement is for an amount not to exceed \$121,361. Larry Allen said Habitat must keep 25% of the Homes affordable for a period of 30 years as part of the funding agreement.

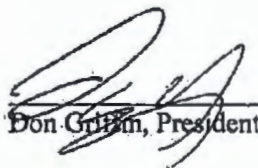
Don Griffin asked for public comment. There were no comments from the public.

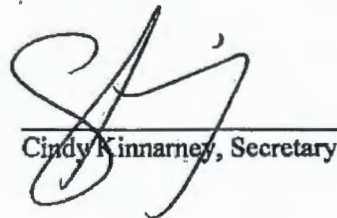
Cindy Kinnarney moved to approve Resolution 21-08 via roll-call vote. David Walter seconded the motion. Don Griffin and Nicholas Kappas voted yes. The motion passed unanimously.

Cindy Kinnarney moved to adjourn. Nicholas Kappas seconded the motion. The meeting was adjourned at 5:23 p.m.

**D. BUSINESS/GENERAL DISCUSSION**

**A. ADJOURNMENT**

  
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Don Griffin, President

  
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Cindy Kinnarney, Secretary

27-21  
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Date