

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on  
Monday, October 18, 2021 at 5:00 p.m. via ZOOM, with Nicholas Kappas, President Presiding**

**I. ROLL CALL**

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

Commissioners Absent: None

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

Others Present: Alex Crowley, Director, Economic & Sustainable Development; Sam Dove; Larry Allen, Attorney, City Legal Department; Dave Askins, B Square Bulletin; Jeffrey Underwood, City Controller; Adam Hoover; Boris Ladwig, Herald-Times; Jennifer Dzwonar, Borshoff Inc.; Josh Scism, JS Held

- II. READING OF THE MINUTES** – David Walter made a motion to approve the October 4, 2021 minutes and the October 4, 2021 Executive Summary, via roll-call vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for October 1, 2021, for \$167,679.10, via roll-call vote. David Walter seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – David Walter moved to approve the payroll register for October 8, 2021, for \$34,249.64. Deb Hutton seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director's Report. John Zody reported working with sub-recipients of 2021 CDBG funding, to get projects moving. Zody said he will provide a housing report to the City Council in November.
- B. Legal Report. Larry Allen stated the RDC is required to have its annual informative presentation that is made available to all of the taxing units in the allocation areas. Allen said that presentation will be on November 15, during the RDC meeting.
- The Redevelopment Commission met in executive session prior to this meeting at 4:30 p.m. via Zoom for the purpose of discussing various real property transactions. Those conversations are confidential because they involve ongoing transactions
- C. Treasurer's Report. Jeff Underwood stated that RDC commissioner membership training will take place on November 15, 2021.

Underwood informed the commission of other reporting requirements. The Department of Local Government Finance report (DLGF) is due in April, which is also filed with the City Council. Another yearly requirement is the RDC's finding of no excess assessed value from the Consolidated Allocation. The annual informative presentation is one of these requirements.

- D. Business Development Updates: Alex Crowley stated potential purchasers of the Showers Administration Building are holding a design charrette at the Mill on Friday morning.

**A. NEW BUSINESS**

- A. Resolution 21-80: Approval of Agreement with Borshoff Inc. for the Reuse of the IU Health Bloomington Hospital Site. Jennifer Dzwonar and Adam Hoover gave a brief presentation about Borshoff and answered questions from the commissioners.

Nicholas Kappas asked why the City of Bloomington is seeking external assistance instead of using City staff. Alex Crowley stated it is due to a capacity and capability gap.

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

David Walter made a motion to approve Resolution 21-80, via roll-call vote. Cindy Kinnarney seconded the motion. David Walter, Cindy Kinnarney, Deb Hutton, and Deborah Myerson voted yes. Nicholas Kappas voted no. The motion was passed 4-1.

- B. Resolution 21-81: Approval of Addendum to Conveyance Agreement for Showers Dry Kiln in the Trades District. In 2019, the RDC approved a conveyance agreement to sell the property to Kiln Collective LLC. Alex Crowley stated due to the COVID-19 pandemic, the parties were not able to meet the timelines and dates set out in the agreement. City staff have negotiated an addendum to the conveyance agreement, which sets out new benchmarks and target dates to close on the property.

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

Cindy Kinnarney moved to approve Resolution 21-81, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

- C. Resolution 21-82: Approval of Funding for Appraisals for Property within the Allocation Areas for the Purpose of Possible Acquisition and Redevelopment. Larry Allen said for almost all acquisitions or the sales of property, the RDC is required to obtain two independent appraisals. The average of the two appraisals is used to set the initial offer price. Staff is requesting an amount for the necessary appraisals of various parcels of property within the Consolidated TIF not to exceed \$10,000.

Larry Allen stated there is a typo on page 2. Housing and Economic Director should be replaced with Housing and Neighborhood Development Director. Allen said the resolution will need to be approved "as amended".

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

David Walter moved to approve Resolution 21-82, as amended, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

- D. Resolution 21-83: Approval of Payment to Add Insurance Coverage for the Fourth Street Parking Garage. Larry Allen stated this resolution is to add insurance for the Fourth Street Garage to the City policy.

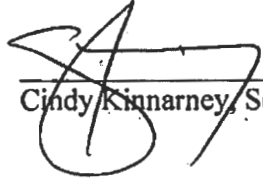
Nicholas Kappas asked for public comment. There were no comments from the public.

Cindy Kinnarney moved to approve Resolution 21-83, via roll-call vote. David Walter seconded the motion. The motion was unanimously approved.

**VII. BUSINESS/GENERAL DISCUSSION**

**VIII. ADJOURNMENT** –Cindy Kinnarney moved to adjourn. David Walter seconded the motion. The meeting adjourned.

Nicholas Kappas  
Nicholas Kappas, President

  
Cindy Kinnarney, Secretary

11/16/2021  
Date