

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on  
Monday, April 19, 2021, at 5:00 p.m. via ZOOM, with David Walter, Vice-President, and  
Nicholas Kappas, President Presiding  
<https://catstv.net/m.php?q=9585>**

**I. ROLL CALL**

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

Commissioners Absent: None

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

Others Present: Larry Allen, Attorney, City Legal Department; Mary Morgan, Chamber of Commerce; Dave Askins, B Square Beacon; Amber Skoby, Bloomington Housing Authority; Peter Levavi-Brinshore; Josh Scism, CORE Planning; Alex Crowley; Director, Economic and Sustainable Development

**II. READING OF THE MINUTES** – Cindy Kinnarney moved to approve the April 5, 2021, minutes. Deb Hutton seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for April 2, 2021, for \$855,276.62. Cindy Kinnarney seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Cindy Kinnarney moved to approve the payroll register for March 26, 2021, for \$30,985.33. Nick Kappas 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. Larry Allen was available to answer questions.

C. Treasurer's Report. Jeffrey Underwood was not present at the meeting.

D. Business Development Updates: Alex Crowley stated on Saturday, April 17, the Trades District Garage had a formal ribbon cutting. Cindy Kinnarney represented the Redevelopment Commission.

**VI. NEW BUSINESS**

A. Election of Officers: Nick Kappas nominated himself for President. The board unanimously approved via roll-call, Nick Kappas as president.

David Walter will continue as Vice-President and Cindy Kinnarney will continue as Secretary.

B. Update on the Development of the Kohr Building on the Old Hospital Site. Alex Crowley stated on behalf of city staff we issued a request for information (RFI) on March 1, 2021, to seek development of partners for the adaptive re-use of the Kohr Administration building. RFI responses were due on April 5, 2021. Crowley said six (6) responses were received. On April 13, the steering committee convened to review the proposals. The

committee unanimously selected a group represented by Brinshore and the Bloomington Housing Authority, as well as a number of other players, who we feel has the best combination of plan for the site, capabilities in their grouping, and outcomes from their presentation.

Crowley said that this particular proposal will be pursuing 9% low-income housing tax credit financing. The application for the financing is due on July 26, 2021 with an award at the end of the year. Staff is requesting to work on behalf of the RDC to support that application development process. Crowley said the process will include providing information, access to the facility for due diligence and also potentially facilitating some local incentives that would be probably be necessary to yield the outcome we are seek.

David Walter was the RDC representative on the steering committee. He said the committee received very good responses to the RFI and is satisfied with how the committee voted.

Deb Hutton asked who the architect will be. Alex Crowley said Springpoint Architects. Deb Hutton said the Kohr building doesn't have self-sufficient utilities and was always attached to another building. Hutton asked if this will be an independent building or if another building will be attached to provide the utilities. Alex Crowley replied, this will be a stand-alone, self-sufficient building.

Crowley wanted to be clear that there is always a possibility we will end up in a situation needing to revisit whether or not to keep this building.

Debra Myerson asked Crowley to provide more details regarding the nature of the proposal and the vision of re-use for the building. Crowley said the project is geared toward the lower end of the affordable housing area median income (AMI) spectrum. One aspect a set-aside number of units for the permanently supportive housing for the unhoused. The total unit count remains to be seen.

David Walter said all of the proposals looked at renovating the Kohr building and included approximately 16 units.

Nicholas Kappas read into the recording a question from Dave Askins, B Square Beacon. Askins requested copies of the six proposals. He asked what 9% financing means in terms of LIHTC financing. Alex Crowley will follow-up with Askins personally. Larry Allen said proposals are confidential until an award has been made. Allen said as soon as we make that award, we will follow-up and try to get those records to the extent we can, under the law.

Alex said the next step is to formally enter into an agreement with the selected partner and bring that agreement to the RDC for approval.

- C. Resolution 21-22: Authorization of Environmental Improvement for the Dimension Mill. Larry Allen stated the City hired VET Environmental Engineering to perform indoor air testing to investigate the sources of a persistent and lingering odor that is present in two of the offices in the Dimension Mill. There was no clear source identified, and VET recommended ongoing monitoring of the radon levels, which at the time of testing remained below levels permitted by the Environmental Protection Agency and the World Health Organization. The City is now procuring a quote to install a radon mitigation system in the Dimension Mill, which VET believes will prevent any future radon issues and will mitigate the odor within the offices. Allen said staff will negotiate an agreement

with VET for the services and is requesting authorization from the RDC for an amount not to exceed \$10,000 to install the radon mitigation system.

Nicholas Kappas asked for public comment. There were not comments from the public.

Deb Hutton made a motion to approve Resolution 21-22, via roll-call vote. Cindy Kinnarney seconded the motion. The board unanimously approved.

**VII. BUSINESS/GENERAL DISCUSSION**

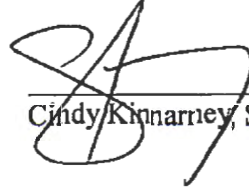
**VIII. ADJOURNMENT** – Cindy Kinnarney moved to adjourn. David Walter seconded the motion. The board unanimously approved adjournment.

*Nicholas Kappas*

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Nicholas Kappas, President

May 5, 2021

\_\_\_\_\_  
Date



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Cindy Kinnarney, Secretary