

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on  
Monday, August 2, 2021 at 5:00 p.m. via ZOOM, with Nicholas Kappas, President Presiding  
<https://catstv.net/m.php?q=9974>**

**I. ROLL CALL**

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

Commissioners Absent: None

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

Others Present: Philippa Guthrie, Corporation Counsel; Dave Askins, B Square Bulletin; Jeff Underwood, Controller; Jen Pearl, BEDC; Alex Crowley, Director, Economic and Sustainable Development; Matt Smethurst, Project Manager, Engineering Department

- II. READING OF THE MINUTES** – There was a typo in Deborah Myerson’s name. Cindy Kinnarney made a motion to approve the July 19, 2021 minutes with the correction to Deborah Myerson’s name, via roll-call vote. David Walter seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for July 23, 2021, for \$59,504.53. David Walter seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Cindy Kinnarney moved to approve the payroll register for July 30, 2021, for \$32,742.43. Deb Hutton seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director’s Report. John Zody received an email from Deborah Myerson asking how the consolidated plan’s substantial amendments were publicly noticed. Zody explained that the plan was advertised in the Herald-Times through proper public notice. A copy of the plan was available for public comment on the Monroe County Library and City of Bloomington websites. A hard copy was available in the Indiana meeting room at the library and at City Hall. A notice that the plan was available for public comment was sent out in the HAND newsletter, which goes out to all of the neighborhood associations. The funding recommendations were discussed and approved at the July 19, 2021 RDC meeting.
- B. Legal Report. Larry Allen stated the Redevelopment Commission met in executive session prior to this meeting at 4:30 p.m. via Zoom for the purpose of discussing real property transactions. Those conversations are confidential because they involve ongoing transactions.

Allen stated we are still meeting via Zoom. The Governor extended his emergency declaration executive order through the month of August. Under the new statute and pursuant to the RDC’s adopted electronic meeting policy, meetings can be held virtually.

In January, the RDC passed a resolution permitting repairs for RDC owned property from the maintenance (444) account. Allen informed the commission that the building at 627 N. Morton Street had skylights and the seals within the skylights failed. The cheaper and more effective option was to have them removed. The cost was approximately \$1,500.



Allen said there is a broken window on the west side of College Square facing the B-Line that needs repaired. The repair cost is \$869.31. Allen said after speaking with property management it is believed that the window was broken by an individual.

Allen stated the Economic Development plan has been uploaded to the City website.

- C. Treasurer's Report. Jeff Underwood was available to answer questions.
- D. Business Development Updates: Alex Crowley said we are waiting for the Economic Development Administration to make a decision on our grant request. He said we should hear something within the month.

Crowley said there is continued interest in the commercial space at the Trades and 4<sup>th</sup> Street garage, which we are evaluating.

#### **A. NEW BUSINESS**

- A. John Zody asked to amend the agenda. He requested to add the approval of the substantial amendment to the consolidated plan, which was discussed at the July 19, 2021 meeting.

David Walter moved to amend the agenda to include the approval of the substantial amendment to the consolidated plan, via roll-call vote. Cindy Kinnarney seconded the motion. The board unanimously approved.

- B. Resolution 21-41: Approval of Change Order #10 for West 17<sup>th</sup> Street Reconstruction Project. Matt Smethurst stated this change order is for additional bonding and overruns and underruns on contract pay items. Smethurst said the additional items that overran were asphalt paving and curb and gutter. The change order will include an adjustment for an increase in the cost of bonding and result in an increase of \$56,760.11. The Board of Public Works will also review this change order.

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

David Walter made a motion to approve Resolution 21-41, via roll-call vote. Cindy Kinnarney seconded the motion. The board unanimously approved.

- C. Approval of the Substantial Amendment to the Consolidated Plan. John Zody stated that on July 19, 2021, the RDC approved a resolution that included \$660,000 of CDBG CARES Act funding recommendations for nine local agencies. Zody said the 2020-2024 consolidated plan must be amended to include those agencies. All agency applications were reviewed by a scoring committee. The recommendations were put out for public comment from July 22-27. One public comment was received, which was in regard to the formatting and large amount of content involved in the plan. Zody said we did not receive any substantial feedback on the recommendations. Any public participation as well as the public participation plan was included in the amendment.

Zody said because the funding recommendations were approved on July 19, 2021, the minutes for tonight's meeting will suffice as documentation for the approval of the substantial amendment.


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

Deb Hutton moved to approve the substantial amendment to the 2020-2024 consolidated plan to reflect the COVID funding recommendations, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

**VII. BUSINESS/GENERAL DISCUSSION**

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

*Nicholas Kappas*  
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Nicholas Kappas, President

  
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Cindy Kinnarney, Secretary

8/17/2021  
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Date