

AGENDA
REDEVELOPMENT COMMISSION
January 10, 2022 at 5:00 p.m.

<https://bloomington.zoom.us/j/81083790499?pwd=ZDFKQTVJOWluSWJKSDJLWXITbUhrUT09>
Meeting ID: 810 8379 0499 - Passcode: 570523

- I. ROLL CALL**
- II. READING OF THE MINUTES** –December 20, 2021
- III. EXAMINATION OF CLAIMS** –December 23, 2021 for \$1,793,698.60
- IV. EXAMINATION OF PAYROLL REGISTERS**–December 17, 2021 for \$33,524.63 and December 31, 2021 for \$33,499.64
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A.** Director’s Report
 - B.** Legal Report
 - C.** Treasurer’s Report
 - D.** Business Development Updates
- VI. NEW BUSINESS**
 - A.** Election of Officers
 - B.** Resolution 22-01: Approval of the 2022 Redevelopment Commission Schedule
 - C.** Resolution 22-02: Approval of Maintenance of Property Owned by the Redevelopment Commission
 - D.** Resolution 22-03: Approval of Funding for Appraisals for Property within the Allocation Areas for the Purpose of Possible Acquisition and Redevelopment
 - E.** Resolution 22-04: Approval of Initial Plat Approval for Bloomington Hospital Reuse Phase 1 East
 - F.** Resolution 22-05: Approval of Funding for Seminary Park Lighting
 - G.** Resolution 22-06: Approval of Amended Project Review Form to Build Trades District Technology Center
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on
Monday, December
December 20, 2021, at 5:00 p.m. via ZOOM, with Nicholas Kappas, President Presiding
<https://catstv.net/m.php?q=10596>***

I. ROLL CALL

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

Commissioners Absent: Cindy Kinnarney

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

Others Present: Larry Allen, Assistant City Attorney, City Legal Department; Roy Aten, Senior Project Manager, Engineering Department; Neil Kopper, Senior Project Engineer, Engineering Department; Sam Dove; Holden Abshier; Jennifer Pearl, BEDC

II. READING OF THE MINUTES – Deb Hutton moved to approve the December 6, 2021 minutes, via roll-call vote. David Walter seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – David Walter moved to approve the claim register for December 10, 2021 for \$99,894.26, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS –Deborah Myerson moved to approve the payroll registers for November 19, 2021, for \$34,262.12 and December 3, 2021, for \$33,855.85, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody stated the first RDC meeting will be on January 10, 2022. Zody was available to answer questions.

B. Legal Report. Larry Allen was available to answer questions.

C. Treasurer's Report. Larry Allen was available to answer questions.

D. Business Development Updates: Larry Allen was available to answer questions.

A. NEW BUSINESS

A. Resolution 21-91: Approval of Funding for Right of Way Acquisition for the B-Line Trail and Multiuse Path. In 2019 the RDC approved a project review and approval form for the B-Line Trail and Multiuse Path project. Roy Aten said the project is now in the right-of-way phase. The estimated acquisition cost is \$400,000. Aten said there has been a couple changes in the project. He said we now have some federal funding for construction costs; contract dates have been pushed back approximately one year; and the right of way acquisition costs have gone down from \$897,000 to approximately \$400,000.

Nicholas Kappas asked for public comment. There were no comments from the public. Deb Hutton moved to approve Resolution 21-91, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

B. Resolution 21-92: Approval of Funding for Right of Way Acquisition for Multimodal Improvements along 17th Street between Monroe Street and Grant Street. Neil Kopper stated this

project was previously approved by the RDC. The project is now in the right-of-way phase. The estimated acquisition cost is \$650,000.

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

David Walter moved to approve Resolution 21-92, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

- C. Resolution 21-93: Approval of Engineering Inspection Agreement of the Kohr Administration Building on the Legacy IU Health Hospital Site at 2nd and Rogers. John Zody stated the hospital has moved to the new site and the old hospital site is now being referred to as the Legacy Hospital. The City has received an estimated scope of work from IU Health regarding demolishing the hospital around the Kohr Administration Building. Staff believe it is in the best interest of the project to contract with an engineering firm and perform additional due diligence to ascertain what may be necessary to preserve the building for its possible redevelopment. Zody said staff have negotiated an agreement with Applied Engineering Services to survey the Kohr Administration Building for an amount not to exceed \$15,000.

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

David Walter moved to approve Resolution 21-93, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

- D. Resolution 21-94: Approval of Funding for HVAC Improvements at the Buskirk-Chumley Theater. Larry Allen stated the Controller is authorized to expend up to \$74,000 for BCT Management, Inc.'s responsibilities, pursuant to the partnership agreement between the City of Bloomington, the Board of Parks Commissioners, the RDC, and BCTM. Under the partnership agreement, the City is responsible for the heating, ventilation, and air conditioning (HVAC) system at the Buskirk-Chumley Theater. In light of the COVID-19 pandemic, the Actors Equity of America (AEA), has adopted safety procedures and HVAC standards for theaters where members of their union may perform. The new HVAC upgrades will add air scrubbers, bi-polar ionization devices, MERV 13 filters, and install new controllers, actuators, sensors, and displays to comply with the AEA's theater standings.

Staff solicited bids and Harrell-Fish Inc. submitted the winning bid for an amount not to exceed \$81,000. The approval of this resolution would cover the expenses for the services, the RDC would authorize the \$74,000 in Consolidated TIF funds and the remaining \$7,000 would be covered by the City's Recover Forward Funds.

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

Deb Hutton moved to approve Resolution 21-94, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

VI. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT –

Nicholas Kappas, President

Cindy Kinnarney, Secretary

Date

**22-01
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

WHEREAS, the Redevelopment Commission of the City of Bloomington is authorized under Indiana Code § 36-7-14-8 to set the dates of its regular, annual, and special meetings; and

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

The regularly scheduled Redevelopment Commission meetings for 2022 and the annual organizational meeting for 2022 are set as described in the "REDEVELOPMENT COMMISSION 2022 MEETING SCHEDULE," which is attached to this Resolution as Exhibit A.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

2022 REDEVELOPMENT COMMISSION SCHEDULE

January 10, 2022	January 24, 2022
February 7, 2022	February 21, 2022
March 7, 2022	March 21, 2022
April 4, 2022	April 18, 2022
May 2, 2022	May 16, 2022
June 6, 2022	June 21, 2022 (Tuesday)
July 5, 2022 (Tuesday)	July 18, 2022
August 1, 2022	August 15, 2022
September 6, 2022 (Tuesday)	September 19, 2022
October 3, 2022	October 17, 2022
November 7, 2022	November 21, 2022
December 5, 2022	December 19, 2022

All meetings will be held at 5:00 pm either in-person in the McCloskey Conference Room, Suite 135 in Bloomington City Hall, electronically via Zoom, or both unless otherwise noted.

22-02
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

APPROVAL OF MAINTENANCE OF PROPERTY OWNED BY THE
REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) has purchased real property throughout the allocation area known as the Consolidated TIF and within the Trades District (“RDC Property”); and

WHEREAS, the RDC recognizes that there are ongoing maintenance requirements associated with these properties; and

WHEREAS, in Resolution 21-02, the RDC provided funding for the maintenance of property it owns, including properties within the Certified Technology Park through December 31, 2021; and

WHEREAS, the RDC wishes to approve the funding for the maintenance of RDC-owned property through December 31, 2022; and

WHEREAS, the funding for the maintenance shall come from the “444 Account,” which is a non-TIF fund where collected rent is deposited; and

WHEREAS, there is sufficient revenue in the 444 Account to pay for these expenditures.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT
COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC authorizes the Housing and Neighborhood Development staff to receive, process, and approve invoices to expend funds on utility bills and maintenance costs associated with the RDC Property. Invoices for maintenance costs associated with the RDC Property that are more than Five Thousand Dollars (\$5,000) must be specifically approved by the RDC in advance of their expenditure. In the event that a utility bill exceeds Two Thousand Five Hundred Dollars (\$2,500), Housing and Neighborhood Development staff will inform the RDC at its next scheduled meeting.
2. For the avoidance of doubt, the RDC authorizes the City of Bloomington Controller to directly pay for or reimburse the requests to expend funds on utility bills and maintenance costs associated with the RDC Property that have been approved by the RDC out of the 444 Account. The City of Bloomington Controller shall not directly pay for or reimburse expenditures totaling more than Two Hundred Fifty Thousand Dollars (\$250,000).
3. The authorizations provided by this Resolution shall expire on December 31, 2022.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

**22-03
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF FUNDING FOR APPRAISALS FOR PROPERTY WITHIN THE
ALLOCATION AREAS FOR THE PURPOSE OF POSSIBLE ACQUISITION AND
REDEVELOPMENT**

WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the “Consolidated Economic Development Area” (“Consolidated TIF”); and

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) was created for the development and redevelopment of economic development areas that would benefit public welfare, which includes the use of tax increment from the Consolidated TIF in the acquisition of real property; and

WHEREAS, the Consolidated TIF is an allocation area for purposes of tax increment financing; and

WHEREAS, Indiana Code Sections 36-7-14-19, -19.5, -22 require, in most circumstances, that the RDC obtain two independent appraisals of fair market value for the property to either acquire or sell real property; and

WHEREAS, most recently, the RDC approved funding for independent appraisals of property within the Consolidated TIF pursuant to the mission of redevelopment in Resolution 21-82; and

WHEREAS, Staff is requesting an amount for the necessary appraisals of various parcels of property within the Consolidated TIF not to exceed Twenty-Five Thousand Dollars (\$25,000); and

WHEREAS, the RDC has available Consolidated TIF funds to pay for the appraisals;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC hereby approves payments not to exceed Twenty-Five Thousand Dollars (\$25,000.00) from the Consolidated TIF funds for appraisals for the acquisition of property within the Consolidated TIF.
2. Housing and Neighborhood Development Director John Zody may sign any necessary agreements with independent appraisal agencies necessary to complete the appraisals on property, and such agreements shall be subject to the City’s normal quote and acquisition procedures.

3. City staff are directed to present the findings of any appraisal to the RDC and to save any subsequent appraisal agreements in the RDC's files with this Resolution.
4. Unless extended by the Redevelopment Commission in a resolution, the funding authorization provided under this Resolution shall expire on December 31, 2022.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

22-04
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

**APPROVAL OF INITIAL PLAT APPROVAL FOR BLOOMINGTON HOSPITAL REUSE
PHASE 1 EAST PROJECT**

- WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the Consolidated Economic Development Area (“Consolidated TIF”); and
- WHEREAS, tax increment from the Consolidated TIF may be used—among other things—to pay expenses incurred by the RDC for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF; and
- WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form (“Form”) which sought the support of the RDC for the purchase and redevelopment the Old Bloomington Hospital Site; and
- WHEREAS, part of the redevelopment of the site includes making infrastructure improvements in the area referenced in the Bloomington Hospital Reuse Master Plan as Phase 1 East on the block that is bounded by 2nd Street to the north, 1st Street to the south, the B-Line Trail to the east, and Rogers Street to the west; the project objectives include site demolition, utility coordination, transportation and public facilities, and property platting (“Project”); and
- WHEREAS, in Resolution 21-32, the RDC approved a design agreement with Shrewsberry and Associates, LLC (“Shrewsberry”) to design the implementation of the master plan within the Project; and
- WHEREAS, as part of the services for the Project, Shrewsberry has completed an initial plat for BHRU Phase I East, which is attached to this Resolution as Exhibit A; and
- WHEREAS, the first step in approving the plat is to submit it to the Plat Committee of the Plan Commission through the City’s Planning and Transportation Department;

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC reaffirms its support of the Project and reiterates that it serves the public’s best interests.
2. The RDC approves the draft initial plat for BHRU Phase 1 East and authorizes its submission for approval to the Plan Commission and all other necessary approvals.

3. For the avoidance of doubt, any final plat of the Phase 1 East portion of the Project will need to be approved by the RDC in a subsequent meeting prior to its recording.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

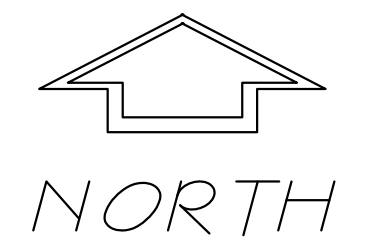
Printed Name

ATTEST:

Secretary

Printed Name

Date



Scale 1" = 50 ft
BASIS OF BEARING
MONROE CO. COORD. SYS.
NAVD88

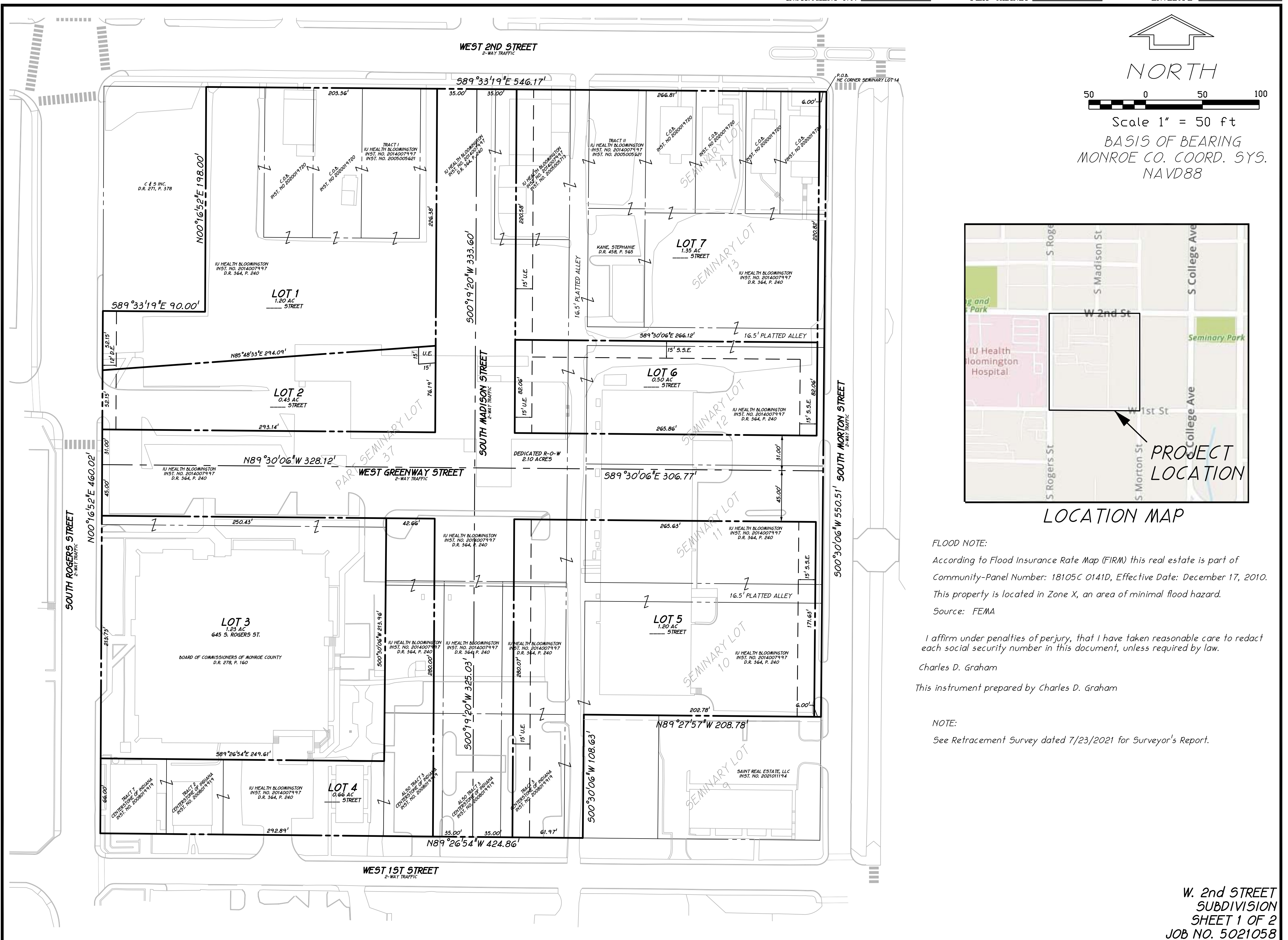


LOCATION MAP

FLOOD NOTE:
According to Flood Insurance Rate Map (FIRM) this real estate is part of
Community-Panel Number: 18105C 0141D, Effective Date: December 17, 2010.
This property is located in Zone X, an area of minimal flood hazard.
Source: FEMA

I affirm under penalties of perjury, that I have taken reasonable care to redact
each social security number in this document, unless required by law.
Charles D. Graham
This instrument prepared by Charles D. Graham

NOTE:
See Retracement Survey dated 7/23/2021 for Surveyor's Report.



W. 2nd STREET
SUBDIVISION
SHEET 1 OF 2
JOB NO. 5021058

SOURCE OF TITLE: SEE SHEET 1 FOR SOURCES

OWNER: CENTERSTONE OF INDIANA; CITY OF BLOOMINGTON;
IU HEALTH BLOOMINGTON; STEPHANIE KANE

ZONING: MH - MIXED USE HEALTHCARE

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

CENTERSTONE OF INDIANA, CITY OF BLOOMINGTON, IU HEALTH BLOOMINGTON & STEPHANIE KANE, the owners of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as _____, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

Signed and Sealed _____, 20__.

OWNER: Centerstone of Indiana

Name Printed: _____

Title/Office: _____

STATE OF INDIANA)
) 55:
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20__.

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

Signed and Sealed _____, 20__.

OWNER: City of Bloomington

Name Printed: _____

Title/Office: _____

STATE OF INDIANA)
) 55:
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20__.

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

Public Alleys to be vacated per this plat:

1. 16.5 foot north - south alley being part of the Seminary plat in the City of Bloomington, In.
 2. 2-16.5 foot east - west alleys being part of the Seminary plat in the City of Bloomington, In.
- These alleys are being vacated at the request of the property owners and with consent and approval of City of Bloomington.

OWNER: IU Health Bloomington

Name Printed: _____

Title/Office: _____

STATE OF INDIANA)
) 55:
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20__.

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

Signed and Sealed _____, 20__.

OWNER: Stephanie Kane

Name Printed: _____

Title/Office: _____

STATE OF INDIANA)
) 55:
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20__.

County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

LEGAL DESCRIPTION

A part of Seminary Lots 37 and 10 and all of Lots 11, 12, 13 and 14 in the City of Bloomington, County of Monroe, State of Indiana, more particularly described as follows:

Beginning at the northeast corner of said Lot 14, said point being on the west right-of-way of South Morton Street; Thence on and along the east lines of Lots 14, 13, 12, 11 and part of 10 and the west right-of-way of South Morton Street South 00 degrees 30 minutes 06 seconds East 550.51 feet; Thence leaving said east and west lines North 89 degrees 27 minutes 57 seconds West 208.78 feet to the east line of a platted alley; Thence on said east line South 00 degrees 30 minutes 06 seconds West 108.63 feet to the north right-of-way line of West 1st Street; Thence on said north line and on and along the south line of Lot 37 North 89 degrees 26 minutes 54 seconds West 424.86 feet to the east right-of-way of South Rogers Street; Thence leaving said north and south lines and on and along said east line North 00 degrees 16 minutes 52 seconds East 460.02 feet; Thence leaving said east line South 89 degrees 33 minutes 19 seconds East 90.00 feet; Thence North 00 degrees 16 minutes 52 seconds East 198.00 feet to the south right-of-way line of West 2nd Street and the north line of Lot 37; Thence on and along said north and south line South 89 degrees 33 minutes 19 seconds East 546.17 feet to the Point of Beginning, containing within said bounds 8.67 acres (377,650.05 sq. ft.).

EASEMENT LEGEND

UE = Utility Easement

(A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.

(B) Prohibits the placement of any unauthorized obstructions within the easement area.

DE = Drainage Easement

(A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.

(B) Shall prohibit any alteration within the easement that would hinder or redirect flow.

(C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.

(D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.

(E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

W.L.E. = Waterline Easement.

(A) Shall allow the city utilities department exclusive access for installation, maintenance, repair, or removal of potable water facilities.

(B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the city utilities department in conjunction with the preliminary plat. Upon written permission from the city utilities department, encroachments may be permitted after the recording of the final plat.

(C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within waterline easements.

(D) Grading activity shall be prohibited within waterline easements without written permission from the city utilities department.

(E) Signs shall not be located within waterline easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the city.

SSE = Sanitary Sewer Easement

(A) Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.

(B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the Preliminary Plat. Upon written permission from the City Utilities Department, encroachments may be permitted after the recording of the Final Plats.

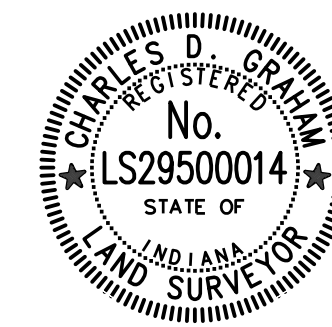
(C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within the Sanitary Sewer Easement.

(D) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the City Utilities Department.

I certify that I am a Registered Land Surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on December 28, 2021, _____ and that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Charles D. Graham

Charles D. Graham
Indiana L.S. 29500014
Bynum Fanyo & Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404-3804
812-332-8030



W. 2nd STREET
SUBDIVISION
SHEET 2 OF 2
JOB NO. 5021058



January 4, 2022

Jackie Scanlan, AICP
Development Services Manager
City of Bloomington – Planning & Transportation

**RE: PETITIONER'S STATEMENT
BLOOMINGTON HOSPITAL RE-USE PROJECT – PHASE 1 EAST
SHREWSBERRY PROJECT No. 21-0049**

Dear Jackie,

Please accept this letter as the required Petitioner's Statement for submission of the Primary Plat for the Bloomington Hospital Re-Use Project – Phase 1 East. Shrewsberry & Associates, LLC is submitting on behalf of our client, the Redevelopment Commission for the City of Bloomington. This subdivision is meant to begin the implementation of the Bloomington Hospital Site Redevelopment Master Plan Report that was completed in 2021. In keeping with the Master Plan, the goal of this development is to create a unique new location in the city that can be incrementally developed as a mixed-use destination and a thriving new neighborhood.

The plat will include a total of seven (7) lots. Three lots are intended for future development with the intent to construct mid-rise housing buildings with first floor commercial spaces. Two lots are intended for public space with park-like amenities and connection to the B-Line multiuse trail.

The remaining two lots will include existing buildings. One building is the Centerstone office building, which is owned by Monroe County. The other building is owned and operated by Centerstone of Indiana. These buildings are included because this project will reconstruct parking and access for the Centerstone office building. The parking will be shared by these two buildings. The building and underlying property that is owned by Monroe County is intended to remain their property. The building and property that is owned by Centerstone of Indiana is likewise intended to remain their property.

The plat will dedicate various easements and additional rights-of-way. Madison Street will be extended from its current intersection with 2nd Street to 1st Street, and a new "greenway" street will be constructed between Rogers and Morton Streets. On-street parking is included along with street trees and sidewalks. Additional right-of-way will be granted along 2nd and Morton Streets to accommodate widening and improvements as detailed in the Master Plan.

This project will include the construction of new water mains, sanitary and storm sewers, as well as storm water detention and a wetland garden that is intended to serve as a storm water quality treatment device.

If you need any additional information or would like to discuss this further, please feel free to contact me at your convenience.

Respectfully submitted,

SHREWSBERRY & ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read 'Matthew D. Wallace', written in a cursive style.

Matthew D. Wallace, PE, LEED AP
Senior Engineer Project Manger



ESL-Spectrum
 1591 N Harding Street
 Indianapolis IN 46202
 Phone: (317) 951-2300
 Fax: (317) 951-2310
From: Scott Parkinson

Date: Nov 23, 2021

Project City of Bloomington - Seminary Park
Location Bloomington IN
Quote INDY21-92251-4

To:
 City of Bloomington
 Public Works
 401 N. Morton St., Suite 130
 Bloomington IN 47404
 Phone: (812) 349-3400

For
Bid Date Nov 1, 2021
Expires Dec 31, 2021
 Miscellaneous: City of Bloomington

QTY	Type	MFG	Part			
5	R4	RAGNI	ANTINIA TWIN ASSEMBLY			
10	R4	RAGNI	ATNS-6600-80-70-4-T4-1-SM-BRZ (10095-20515)			
10	R4	HAP	ARM45400-BM			
5	R4	HAP	RTA-20-D-6-B-4-BASE COVER-MOD/PC-BM			
1	R4	HCS	SITESYNC CONTROLS			
5	R4	HCS	SW7PR			
1	R4	HCS	SWTAB			
1	R4	HCS	START-UP			
1	X	MISC/MANUF.	LOT OF FREIGHT			
				Total:		\$29,565.00

Notes:

OWNER SUPPLIED PRICING
 FREIGHT ALLOWED
 ANCHOR BOLTS INCLUDED
 LABOR BY OTHERS
 CONCRETE BASES BY OTHERS
 CONTROLS INCLUDED
 TABLET INCLUDED
 START-UP INCLUDED

Terms and conditions of sale:

1. Pricing is based on above counts and complete bill of material. Any changes will require a new quotation.
2. Pricing is firm for 30 days from date of quotation and release of order within 60 days from date of quotation.
3. Subject to manufacturer's terms and conditions of sale. Standard warranties apply unless otherwise noted.
4. Prepayment may be required depending on manufacturer's terms and conditions or on custom orders.
5. Prices DO NOT include lamps, spare material, fuses, special finishes, mounting devices, installation, or applicable taxes unless otherwise noted.
6. ESL-Spectrum will NOT be responsible for errors resulting on orders released without receipt of signed approval drawings or errors missed in the approval process.
7. Pre-shipment of anchor bolts is available and will be plus freight.
8. Freight is not included on the order unless otherwise noted.
9. The purchaser is responsible for verifying voltage, quantities, finishes, and ceiling conditions.

City of Bloomington
Redevelopment Commission
Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:

Project Name: Seminary Park Lighting Replacement

Project Manager: Tim Street, Parks Operation and Development Director

Project Description: In recent years, nearly all of the decorative “acorn”-style light poles in Seminary Park have been torn down or otherwise ceased functioning. Two light poles remain, but only one is operational, and it is located on the eastern edge of the park – leaving the interior of this park with no direct lighting. This project will install five new dark-sky friendly overhead LED to provide around 1 foot/candle of light throughout the park. These lights will also be controllable via a timer or laptop, and can be set to become brighter or dimmer as dictated by park needs for events, cleanup, enforcement, or other reasons. The quote for the purchase of these lights from ESL/Spectrum is \$29,565.

Project Timeline: Purchase– Winter 2021
Install – Spring/Summer 2022

Financial Information:

Estimated full cost of project:	\$29,565
Sources of funds:	Consolidated TIF (Seminary); 2015 TIF Bond

Project Phases:

<u>Phase/Work to Be Performed</u>	<u>Cost</u>	<u>Timeline</u>
1. Purchase	\$29,565	Winter 2021
2. Install	TBD	Spring 2022

TIF District: Consolidated TIF (Seminary)

Resolution History: 21-89: Project Review and Approval Form
22-05: Approval of Funding to Purchase Lights

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

22-06
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

**APPROVAL OF AMENDED PROJECT REVIEW FORM TO
BUILD TRADES DISTRICT TECHNOLOGY CENTER**

- WHEREAS, on August 3, 2020, the Redevelopment Commission of the City of Bloomington (“RDC”) approved a Project Review & Approval Form (“Form”) authorizing services related to a match required by the terms of a U.S. Economic Development Administration (EDA) CARES Act Recovery Assistance grant to construct a tech center in the Trades District (“Project”) in Resolution 20-45; and
- WHEREAS, the RDC approved match funding of approximately \$2 million for design and construction of the Project in Resolution 20-66; and
- WHEREAS, on September 3, 2021, the EDA announced that it was awarding the City \$3.5 million from the CARES Act Recovery Assistance Grant; and
- WHEREAS, in submitting the grant application, City Staff identified Axis Architecture Interiors, LLC (“Axis”) as the best provider of the architectural services for the Project (“Services”); and
- WHEREAS, the City is now moving forward with negotiating the performance of Services with Axis and has brought the RDC an amended Form (“Amended Form”) for the Services; and
- WHEREAS, the Amended Project Review and Approval Form that updates the cost estimate for the Services is attached to this Resolution as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC reaffirms its support of the Project and reiterates that it serves the public’s best interests.
2. The RDC approves the Amended Project Review and Approval Form that is attached to this resolution as Exhibit A.
3. The expenditure of funds is not approved by this Resolution. Funding will be approved at a later date when the Project Manager brings a Contract or Contracts that have been prepared after complying with the appropriate City procurement process for the Project.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

City of Bloomington
Redevelopment Commission
Amended Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
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To Be Completed by Requesting Party:

Project Name: Economic Development Administration Grant 2020 – Trades District Technology Accelerator (PWEAA2020)

Project Manager(s): Jeff Underwood, Alex Crowley, Jane Kupersmith, Daniel Dixon

Project Description:

Background: The Trades District Technology Center is a concept being developed for US EDA CARES Act grant funds to aid COVID-19 economic recovery and grow future tech employment in South Central Indiana. The Bloomington Economic Development Corporation (BEDC) and City of Bloomington are collaborating to develop this application, with BEDC as the lead applicant. **In September, 2021, the EDA awarded the project a \$3.5 million grant.**

Project overview: The Trades District Technology Center will support South Central Indiana employment growth in strong and emerging clusters and commercialization of technology. The Center will create a technology hub by providing:

1. **Programming and services:** Commercialization programming will help tech companies grow and develop the region's economic competitiveness through future-focused, diverse employment options in technology.
2. **Space:** Class A office space will house growing and established tech companies, providing possible amenities like labs or meeting spaces.

Target audience: This Center will create a hub for technology companies that are beyond the startup phase, with services and space for growing and mature firms.

Location: Bloomington Trades District.

Model: A nonprofit entity will be established to run the Center.

Connection to COVID-19 recovery: This project will aid recovery through support for a future-focused industry and the creation of good paying jobs.

