

AGENDA
REDEVELOPMENT COMMISSION
January 24, 2022 at 5:00 p.m.

<https://bloomington.zoom.us/j/84936095755?pwd=NU9KZG51NW1yRHdwWHppY211U2VrQT09>
Meeting ID: 849 3609 5755
Passcode: 179709

- I. ROLL CALL**
- II. READING OF THE MINUTES** –January 10, 2022 and Executive Summary for January 10, 2022
- III. EXAMINATION OF CLAIMS** –January 7, 2022 for \$19,160.13
- IV. EXAMINATION OF PAYROLL REGISTERS**–January 14, 2022 for \$33,960.23
- 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. Resolution 22-05: Approval of Funding for Seminary Park Lighting
- 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.

EXECUTIVE SESSION

The Redevelopment Commission of the City of Bloomington, Indiana, met on Tuesday, January 10, 2022, at 4:30 p.m. via ZOOM.

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

Staff Present: John Zody, Director, Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND; Jeffrey Underwood, Controller/Treasurer

Others Present: Larry Allen, Assistant City Attorney, City Legal Department; and Alex Crowley, Director, Economic and Sustainability.

The Commission discussed information in accordance with **Ind. Code § 5-14-1.5-6.1(b)(2)(D)**: strategy regarding real property transactions by the governing body.

No other matters were discussed.

The meeting adjourned at 4:55 p.m.

Cindy Kinnarney, President

Deborah Myerson, Secretary

Date

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on
Monday, January 10, 2022, at 5:00 p.m. via ZOOM with Cindy Kinnarney, President Presiding***

I. ROLL CALL

Commissioners Present: David Walter, Deborah Myerson, Deb Hutton and Cindy Kinnarney;
Martha Street, MCCSC Representative

Commissioners Absent: None

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

Others Present: Larry Allen, Attorney, City Legal Department; Andrew Cibor, Director, Engineering
Department; Alex Crowley, Director, Economic and Sustainable Development; Jeff Underwood,
City Controller; Sam Dove, Cecil Penland, Rundell Ernstberger Associates (REA); Matthew
Wallace, Senior Engineer Project Manager, Shrewsberry & Associates; Karen Valiquett, Senior
Project Manager, Shrewsberry & Associates; Kevin Osburn, REA; Jen Pearl, BEDC, Patrick
Dierkes, Project Engineer, Engineering Department; Mary Catherine Carmichael, Director of
Community Engagement, Office of the Mayor

II. READING OF THE MINUTES – Deb Hutton moved to approve the December 20, 2021 minutes,
via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Cindy Kinnarney moved to approve the claim
register for December 23, 2021 for \$1,793,698.60, via roll-call vote. Deb Hutton seconded the
motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Deb Hutton moved to approve the payroll
registers for December 17, 2021 for \$33,524.63 and December 31, 2021 for \$33,499.64, via roll-call
vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody stated the Community Development Block Grant (CDBG) process
is underway. Citizen's Advisory Committee (CAC) recommendations will go before the RDC
for approval in February.

Zody introduced Martha Street, she is the new MCCSC representative on the Redevelopment
Commission.

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: Larry Allen was available to answer questions.

A. NEW BUSINESS

A. Election of Officers:

David Walter moved to elect Cindy Kinnarney via roll-call vote, as President. Deb Hutton
seconded the motion. The motion was unanimously approved.

Deb Hutton moved to elect Deborah Myerson via roll-call vote, as Secretary. David Walter
seconded the motion. The motion was unanimously approved.

Deb Hutton moved to elect David Walter via roll-call vote, as Vice-President. Cindy Kinnarney seconded the motion. The motion was unanimously approved.

B. Resolution 22-01: Approval of the 2022 Redevelopment Commission Schedule.

David Walter moved to approve Resolution 22-01, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

C. Resolution 22-02: Approval of Maintenance of Property Owned by the Redevelopment Commission. Larry Allen stated this is an annual agreement to provide funding for the maintenance of RDC owned properties within the Certified Technology Park. This resolution will authorize city 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 that are more than \$5,000 must be specifically approved by the RDC in advance of their expenditure. In the event that a utility bill exceeds \$2,500, staff will inform the RDC at its next scheduled meeting. Allen said the total amount not to exceed is \$250,000.

Deborah Myerson moved to approve Resolution 22-02, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

D. Resolution 22-03: Approval of Funding for Appraisals for Property within the Allocation Areas for the Purpose of Possible Acquisition and Redevelopment. Larry Allen stated that anytime the RDC need to sell or purchase property, two independent appraisals must be obtained. This request is for an amount not to exceed \$25,000 to allow staff to negotiate the price and obtain appraisals for any future properties they wish to sell or purchase. Allen said all City processes will still be followed. The RDC would be updated on any appraisals, generally through an executive session.

Cindy Kinnarney asked for public comment. There were no comments from the public.

David Walter moved to approve Resolution 22-03, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

E. Resolution 22-04: Approval of Initial Plat Approval for Bloomington Hospital Reuse (BHRU) Phase I East. Patrick Dierkes stated that the RDC previously approved a design contract with Shrewsberry & Associates, LLC for the Phase I East project. As part of the services for the project, Shrewsberry has completed an initial plat for BHRU Phase I East. The first step in approving the plat is to submit it to the Plat Committee of the Plan Commission.

The design team and landscape architect presented an overview of the projects design and schedule. The team was available to answer the commissioner's questions.

Cindy Kinnarney asked for public comment. There were no comments from the public.

David Walter made a motion to approve Resolution 22-04, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

F. Resolution 22-05: Larry Allen stated that Resolution 22-05 was omitted from the packet. David Walter made a motion to table Resolution 22-05 until the next meeting, via roll-call vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.

G. Resolution 22-06: Approval of Amended Project Review Form to Build Trades District Technology Center. Alex Crowley said the RDC already approved the Project Review and

Approval Form for this project. He said staff brings amended review forms to the RDC for approval, after details are worked out or changes arise. This amendment is clarification regarding the design services fee.

Crowley said staff are starting to project plan and proceed with the grant. One of the next steps is to finalize the current design and prepare documentation for bids. Crowley said in the next couple of weeks we hope to finalize an agreement with the firm that is awarded this project and bring it back to the RDC for approval. This resolution does not approve cost or the agreement. It allows staff to proceed into the negotiation of the agreement.

Cindy Kinnarney asked for public comment. There were no comments from the public.

Deb Hutton moved to approve Resolution 22-06, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

VI. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT

Cindy Kinnarney, President

Deborah Myerson, Secretary

Date

Bloomington Hospital Re-Use – Phase 1 East

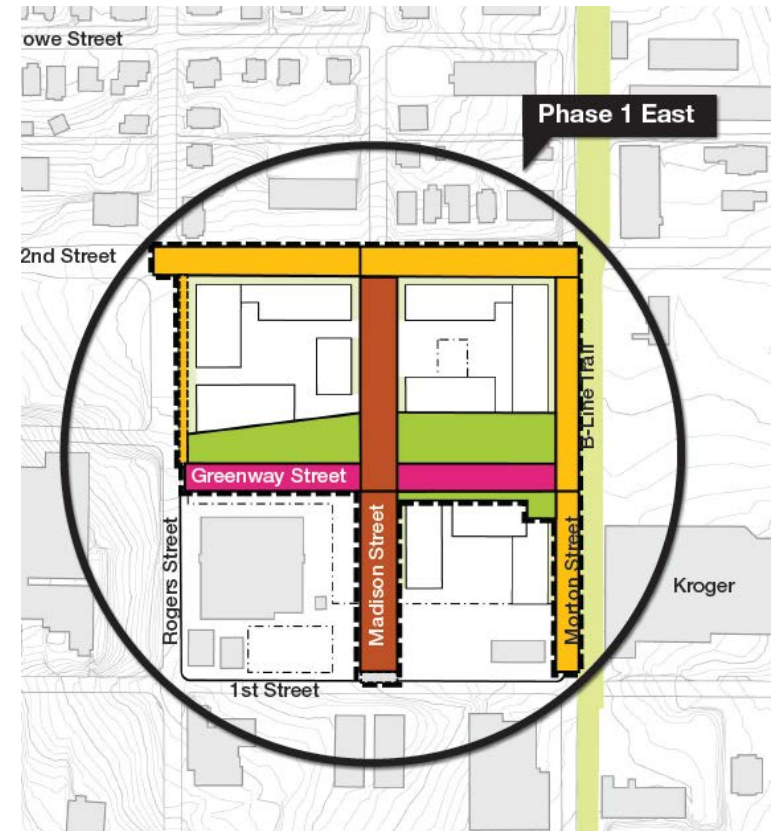
Presentation to Bloomington Redevelopment
Commission

January 10, 2022



Overview – BHRU Phase 1 – East Master Plan

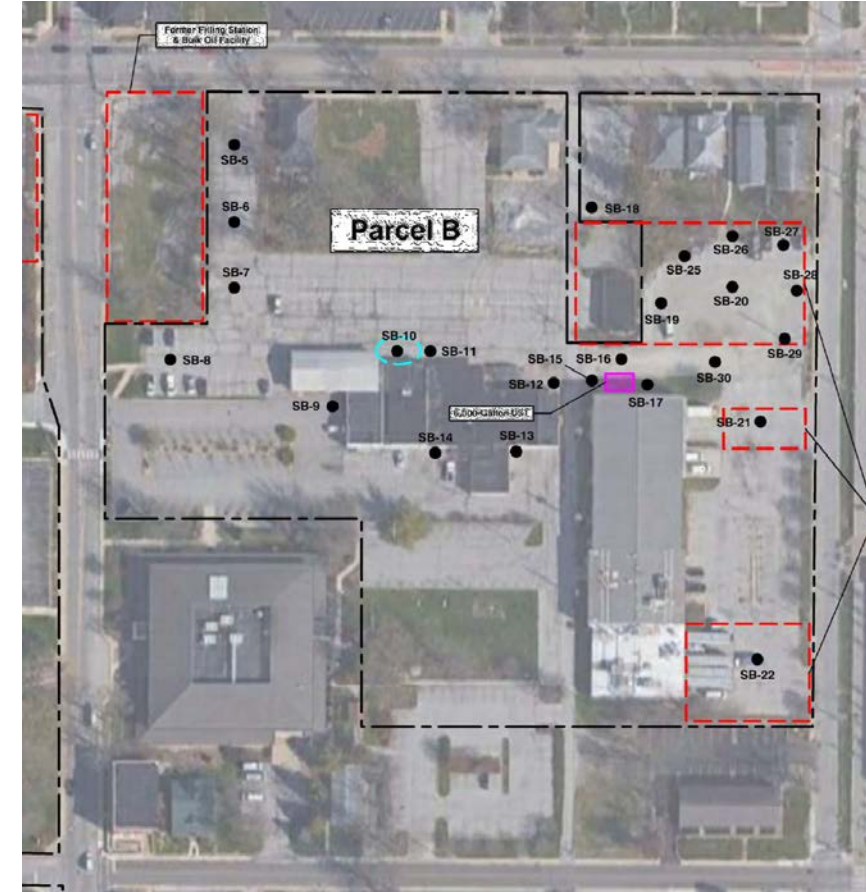
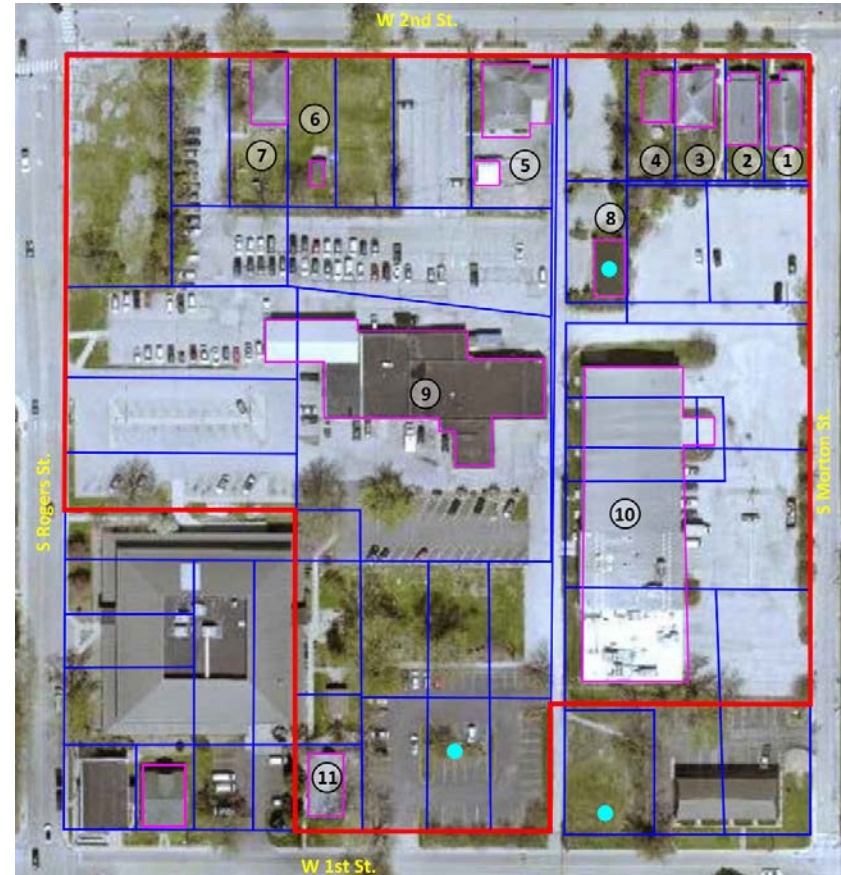
Site Illustrative



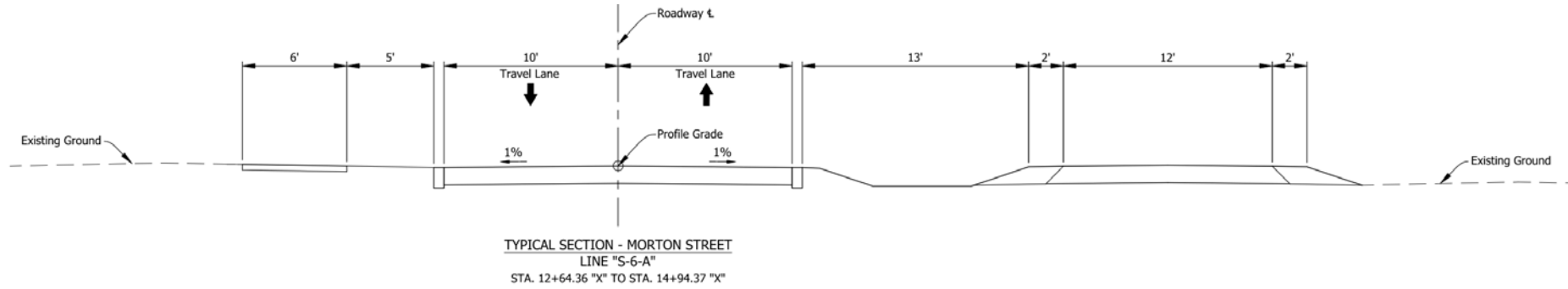
Bid Package #1 – Demolition

Remove

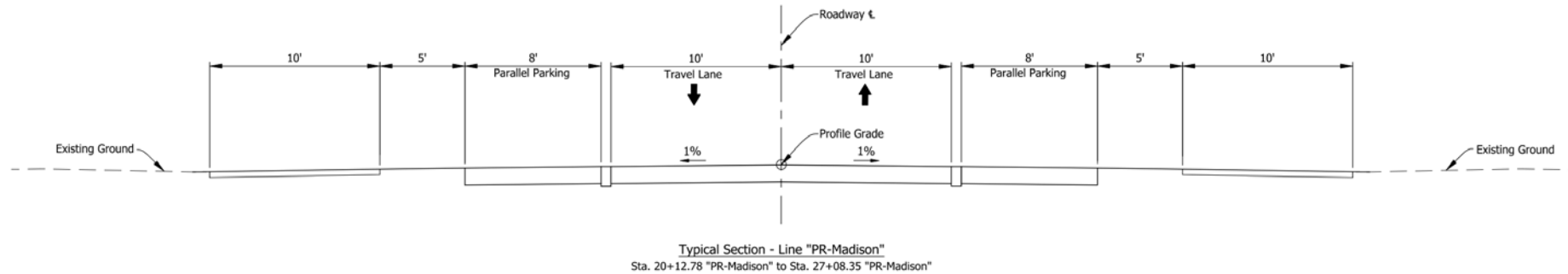
- Buildings
- Trees
- Contaminated soils



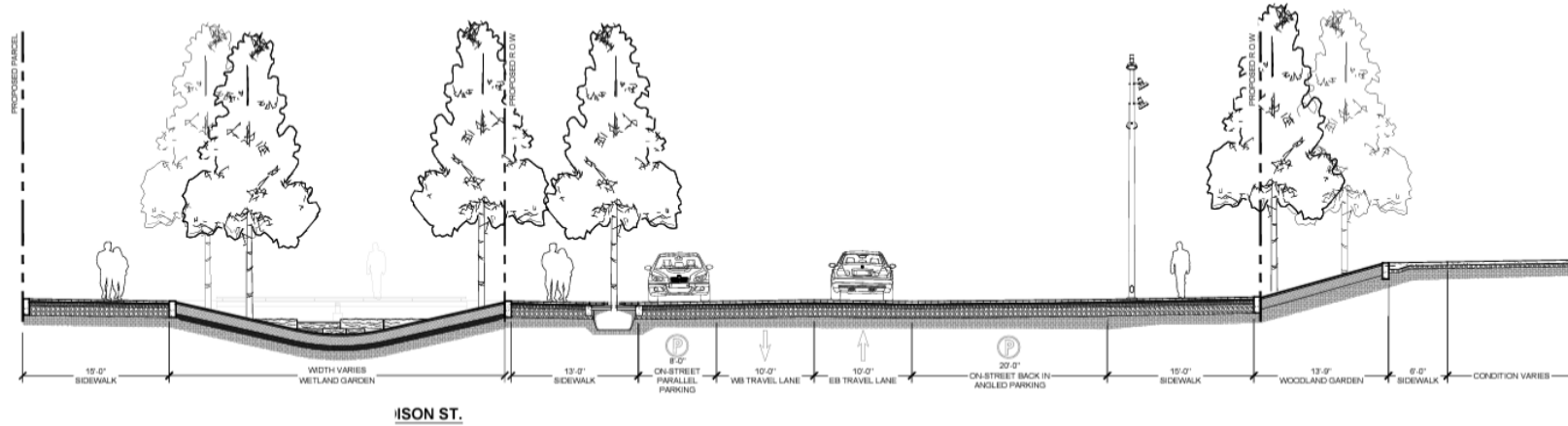
Morton Street



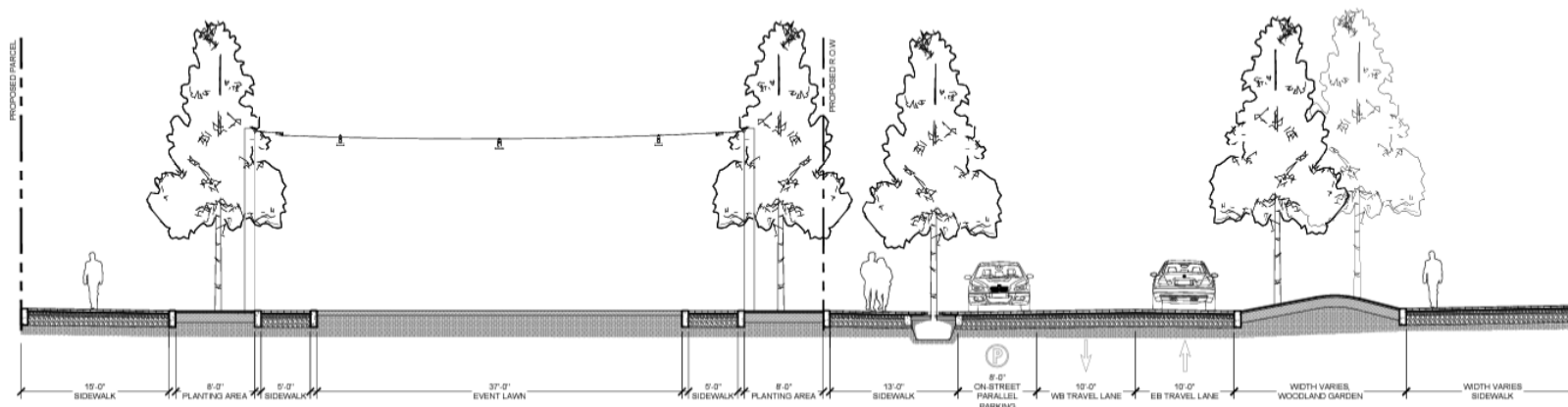
Madison Street



Greenway Street – West of Madison



Greenway Street – East of Madison



Greenway & Greenway Street





SITE SECTION - WEST BLOCK
VIEW ORIENTATION - EAST



SITE SECTION - EAST BLOCK
VIEW ORIENTATION - EAST











Current Cost Estimate

- Bid Package #1 – Demolition: \$ 1,759,488
- Bid Package #2 – Infrastructure: \$11,600,236

TOTAL: \$13,359,724

Master Plan Cost Estimate

(in 2022 dollars)

- Low: \$ 12,420,445
- High: \$ 13,727,884

Current Schedule

Bid Package #1: Demolition

- Plans ready for Bid: February 21, 2022
- Demolition Begins: Pending land acquisition from IU Health

Bid Package #2: Infrastructure

- Plan Commission Hearing: February 7, 2022
- Plans ready for Bid: April 1, 2022
- Construction Begins: Pending land acquisition from IU Health

Preliminary Plat Filing – 01/04/2022

Revisions to Plat – 01/24/2022

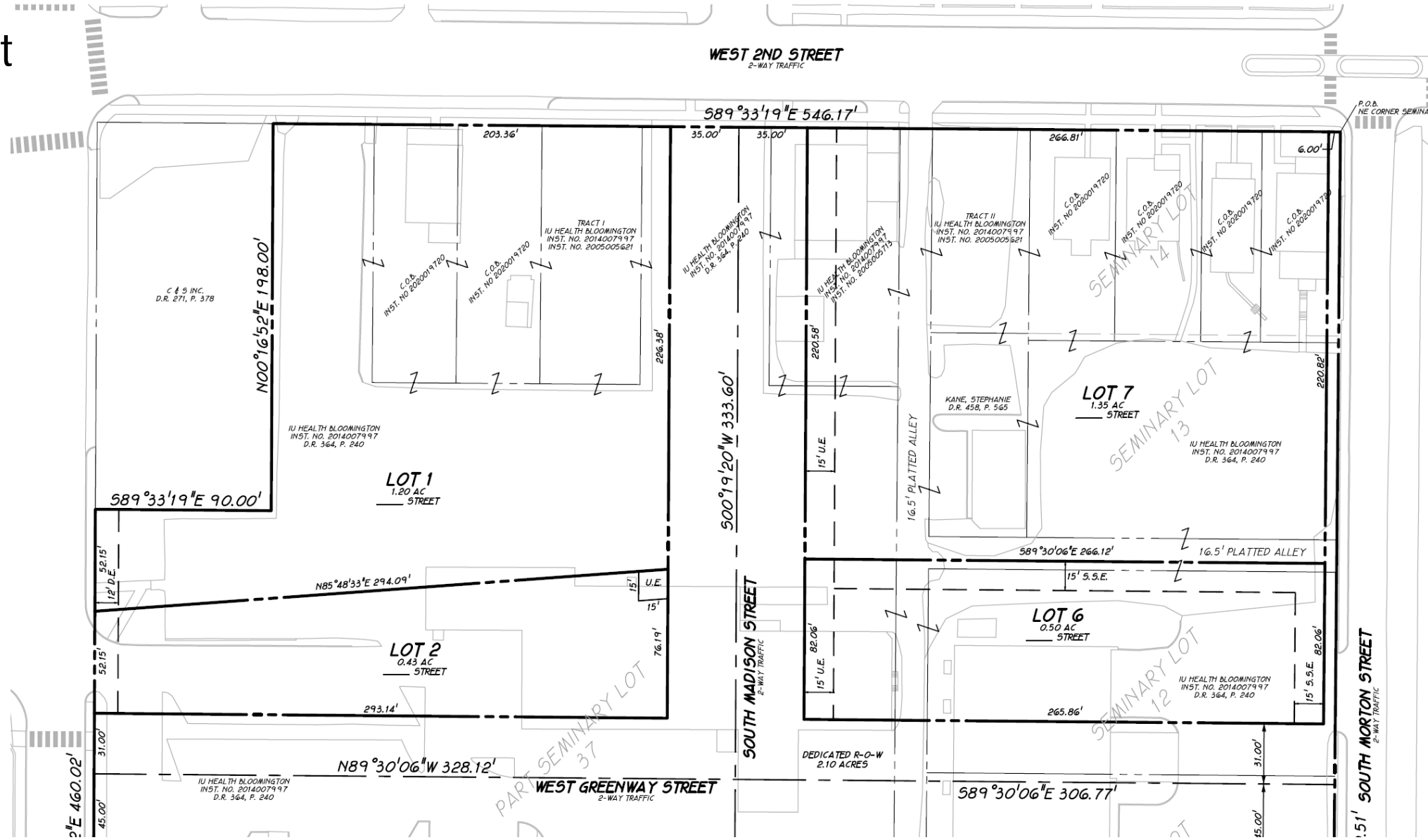
- Lots as large as possible to allow for flexibility in future layouts
- Minimizes the water and sanitary sewers to be built

Developable Lot Sizes

- Lot 1 = 1.2 ac.
- Lot 7 = 1.35 ac.
- Lot 5 = 1.2 ac.



Preliminary Plat



Questions?



shrewsberry

YOUR VISION. OUR FOCUS.

22-05
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF FUNDING FOR SEMINARY PARK LIGHTING

WHEREAS, pursuant to Indiana Code § 36-7-14-1 *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 “Seminary Square Area,” which is part of the broader Consolidated Economic Development Area (“Consolidated TIF”); and

WHEREAS, in Resolution 21-89, the RDC approved a Project Review and Approval Form (“Form”) for the purchase and installation of replacement lighting in Seminary Square Park (“Project”); and

WHEREAS, City staff have identified the provider of the lights as ESL/Spectrum; and

WHEREAS, ESL/Spectrum is able to provide five light poles that will be dark sky compliant with variable brightness for an amount not to exceed Twenty-Nine Thousand Five Hundred Sixty-Five Dollars (\$29,565.00), as indicated in the quote attached to this Resolution as Exhibit A; and

WHEREAS, there are sufficient funds in the Consolidated TIF to pay for the Project; and

WHEREAS, a copy of the Amended Form is attached to this Resolution as Exhibit B;

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, as set forth in more detail in the attached Amended Form, and reiterates that the Project has a valid public purpose and is an appropriate use of the TIF.
2. The RDC hereby approves the Project.
3. The RDC hereby approves payment of an amount not to exceed Twenty-Nine Thousand Five Hundred Sixty-Five Dollars (\$29,565.00) for the Project. This funding approval shall expire on December 31, 2022, unless otherwise extended by the RDC.
4. For the avoidance of doubt, nothing in this authorizing Resolution removes the requirement to comply with the City’s claims process.

BLOOMINGTON REDEVELOPMENT COMMISSION

Cindy Kinnarney, President

Printed Name

ATTEST:

Deborah Myerson, Secretary

Printed Name

Date



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 _____