

**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, Shrewsbury & Associates; Karen Valiquett, Senior  
Project Manager, Shrewsbury & 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 Shrewsbury & Associates, LLC for the Phase I East project. As part of the services for the project, Shrewsbury 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.

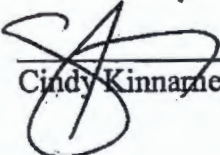
Crowley said staff are starting to project plan and proceed with the grant. One of the next steps is to finalize the current design and prepare documentation for bids. Crowley said in the next couple of weeks we hope to finalize an agreement with the firm that is awarded this project and bring it back 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.

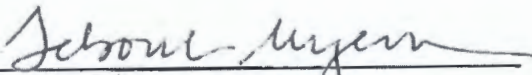
Cindy Kinnarney asked for public comment. There were no comments from the public.

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**

  
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Cindy Kinnarney, President

  
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Deborah Myerson, Secretary

1-28-22  
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Date