

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on  
Monday, December 6, 2021 at 5:00 p.m. via ZOOM, with Nicholas Kappas, President Presiding  
<https://catstv.net/m.php?q=10517>**

**I. ROLL CALL**

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

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; Jeffrey Underwood, City Controller; Matt Frische, Reedy Financial Group; Justin Chang, Reedy Financial Group; Tim Street, Operations and Development Division Director, Parks and Recreation Department; Sam Dove, Matt Smethurst, Project Manager, City Engineering; BEDC

**II. READING OF THE MINUTES** – David Walter made a motion to approve the November 15, 2021 minutes, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim registers for November 12, 2021 for \$145,562.82 and November 24, 2021 for \$455,945.22, via roll-call vote. Cindy Kinnarney seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Cindy Kinnarney moved to approve the payroll registers October 22, 2021 for \$34,130.86 and November 5, 2021 for \$34,149.62. Deborah Myerson seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report. John Zody stated we are proceeding on the hospital project. Zody recently had a meeting with the hospital steering committee and will update the RDC the first of the year. The hospital officially moved on Sunday, December 5, and neighborhood outreach is ongoing. Zody said we are now referring to the old hospital as the Legacy Hospital.

The RDC recently approved the posting of the RDC owned lots along Cottage Grove. Zody said the lots were posted for sale and we have one offer to purchase from an adjacent homeowner. Staff will review the offer received and make a recommendation to the RDC.

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. 2021 Annual Informative Presentation. Jeff Underwood stated this is an annual report that is required, in addition to the report that is annually prepared internally for the RDC and City Council. Underwood said certified letters were sent to all of the required parties.

Matt Frische presented the required annual informative presentation. The presentation is attached to the minutes.



- B. Resolution 21-88: Confirmation of Emergency Home Repair Authorized in Resolution 21-84. The Emergency Home Repair Grant is a program under the City's Community Development Block Grant (CDBG). The funding limits under the Emergency Home Repair grants are typically not to exceed \$3,500 for mobile homes. At the previous commission meeting, staff brought Resolution 21-84 which was a request of additional funds for 1600 N. Willis Drive, 110 and 1709 West 8<sup>th</sup> Street.

The repairs to the Willis Drive lot included installation of a gas furnace with an air conditioning unit and were bid at \$6,895.00, an increase of \$3,395.00 over the grant amount, which was capped for both properties at \$3,500.00.

The repairs for the 8<sup>th</sup> Street lot to either repair or install a new water heater, repair a damaged subfloor, and replace new flooring was estimated not to exceed \$6,300.00, an increase of \$2,800.00 over the grant amount.

During the previous meeting, city staff requested additional funds from the CDBG totaling an amount not to exceed \$6,195.00 for the repairs to both properties. The total costs approved for both properties was not to exceed \$13,195.00. The Commission also requested a higher efficacy for the furnace and air conditioning unit at the Willis Lot. Zody explained that a higher efficacy furnace and air conditioning would be more expensive. The commission approved the requested \$6,195 and a potential additional \$1,000 for the Willis lot, for a total additional amount not to exceed \$7,195 for both properties, and a total repair budget not to exceed \$14,195.00. The approval was contingent upon staff returning to the RDC for approval of an additional \$1,000 if a more efficient furnace and air conditioning unit could be obtained.

Zody stated that staff was able to procure a more efficient unit. The unit has a 95% efficiency rating.

Resolution 21-88 confirms the total additional amount of CDBG funds not to exceed \$7,195 for a grand total of emergency funds available for both repairs of \$14,195.00. The commission asked to verify that the resolution reflect adequate funding for the necessary repairs and the more efficient unit. The total cost of the unit was \$7,795. This raised the overall costs for repairs to both homes to \$14,095.00, which was \$100 less than the contingent total amount allocated by Resolution 21-84.

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

Deborah Myerson moved to approve Resolution 21-88 as amended, via roll-call vote. David Walter seconded the motion. The motion was unanimously approved.

- C. Resolution 21-89: Approval of Project Review and Approval Form for Seminary Park Lighting. Tim Street stated 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.

The expenditure of funds is not approved by this resolution. Funding will be approved at a later date.

Board of Public Works approved the Agreement for the Services on November 23, 2021.

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

David Walter moved to approve Resolution 21-89, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

- D. Resolution 21-90: Funding Approval for Construction Agreement for Traffic Signal Upgrades at 11<sup>th</sup> and Walnut and 14<sup>th</sup> and Walnut. The title for Resolution 21-90 referred to Cascades Trail. The title will be amended to reflect the upgrade at 11<sup>th</sup> and Walnut and 14<sup>th</sup> and Walnut.

Matt Smethurst stated staff solicited bids on the project. Ragle was the lowest bidder. Staff have negotiated an agreement with Ragle to perform the construction of the project for an amount not-to-exceed \$757,156.75. Construction should begin in the spring of 2022.

Board of Public Works approved the Agreement for the Services on November 23, 2021

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

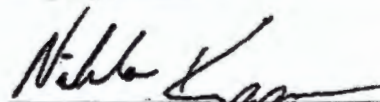
David Walter moved to approve Resolution 21-90 with an amended title, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.


**VI. BUSINESS/GENERAL DISCUSSION**

David Walter reminded the commission that commission memberships must be renewed annually and if you want to re-apply, applications are on the City's website.

Nicholas Kappas stated he will not be re-applying because he is moving outside the city limits.

- VIII. ADJOURNMENT** – David Walter moved to adjourn. Deborah Myerson seconded the motion. The meeting adjourned.

  
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Nicholas Kappas, President

  
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Cindy Kirinagney, Secretary

12/21/2021  
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Date