

**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 17<sup>th</sup> 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 2<sup>nd</sup> 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.

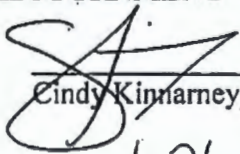
Staff solicited bids and Harrell-Fish Inc. submitted the winning bid for an amount not to exceed \$81,000. The approval of this resolution would cover the expenses for the services, the RDC would authorize the \$74,000 in Consolidated TIF funds and the remaining \$7,000 would be covered by the City's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

  
Cindy Kinmarney, President  
Date 1-21-22

  
Deborah Myerson, Secretary 1/12/2022