

**AGENDA  
REDEVELOPMENT COMMISSION  
SPECIAL MEETING**

**September 27, 2023 4:30 p.m.  
Bloomington City Hall, 401 North Morton Street  
Hooker Conference Room, Room 245**

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Meeting ID: 869 2065 7127

Passcode: 598875

**I. ROLL CALL**

**II. NEW BUSINESS**

- A.** Resolution 23-72: Approval of Gap Funding and Amended Project Review and Approval Form for the Trades District Tech Center

**III. BUSINESS/GENERAL DISCUSSION**

**IV. 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](mailto:human.rights@bloomington.in.gov).*

**23-72**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF GAP FUNDING AND AMENDED PROJECT REVIEW AND APPROVAL  
FORM FOR THE TRADES DISTRICT TECH 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 approximately \$3.5 million from the CARES Act Recovery Assistance Grant (the “EDA Grant”); and
- WHEREAS, construction of the Project is scheduled to begin October 2023 (“Construction Services”); and
- WHEREAS, City staff solicited bids for the Construction Services and the bid tabulation from the solicited bids is attached as Exhibit A; and
- WHEREAS, as part of the EDA Grant requirements, the City must send the EDA documentation showing that there is funding in place for the total cost of the Project; and
- WHEREAS, cost estimates for the Services total \$12,768,948, an amount exceeding the current funding of the Project; and
- WHEREAS, City staff is requesting additional funding from the Consolidated TIF in an amount not to exceed \$3,797,557 for the Services in addition to the previously pledged TIF funds; and
- WHEREAS, there are sufficient funds in the Consolidated TIF to pay for the Services; and
- WHEREAS, the Amended Project Review and Approval Form that updates the cost estimate and funding for the Project is attached to this Resolution as Exhibit B; 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 finds the Project is an appropriate use of TIF.
3. The RDC hereby approves the additional funds from the Consolidated TIF to pay for the Project in an amount not to exceed \$3,797,557 in addition to the previously pledged TIF funds.
4. The RDC approves the Amended Project Review and Approval Form that is attached to this resolution as Exhibit A.
5. 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**

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Cindy Kinnarney, President

ATTEST:

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Deborah Myerson, Secretary

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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.
- 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:** Economic Development Administration Grant 2020 – Trades District Technology Accelerator (PWEAA2020)

**Project Manager(s):** Jeff Underwood, ~~Alex Crowley Holly Warren, Beth Cate~~, Colleen Newbill, and John Fernandez (Dimension Mill, Inc.)

**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.~~ The Bloomington Redevelopment Commission approved a partnership with the Dimension Mill on January 23, 2023 for the marketing and management of the Technology Center (Resolution 23 -05).



**TIF District:** Consolidated TIF (Expanded Downtown)

- Resolution History:**
- 20-45 Project Review and Approval (August 3, 2020)
  - 20-54 Approval of Third Addendum for Project Manager
  - 20-60 Agreement with NEPA Consultant
  - 20-61 Agreement with Axis Architecture for Design Services
  - 21-05 Amendment with Axis for Design Services
  - 21-06 Amendment with NEPA Consultant Little River
  - 22-06 Amended Project Review and Approval Form
  - 22-15 Agreement with Axis Architecture for Phase II Design
  - 22-96 Amendment to Agreement with Axis Architecture
  - 23-05 Partnership Agreement with Dimension Mill, Inc. (DMI)
  - 23-32 Approval of Mortgage and Lien for the Trades District Tech Center
  - 23-41 Amendment to Partnership Agreement with DMI and Approval of Funding for Construction Manager as Advisor and LEED Commissioning Agent
  - 23-63 Approval of MOU with the CBU for Green Roof Infrastructure
  - 23-72 Approval of Gap Funding and Amended Project Review and Approval Form for the Trades District Tech Center

To Be Completed by Redevelopment Commission Staff:

Approved on \_\_\_\_\_

By Resolution \_\_\_\_\_ by a vote of \_\_\_\_\_