

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, May 5, 2025, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton
Street, Room 135, and via Zoom, with President Deborah Myerson presiding:
<https://catstv.net/m.php?q=14558>

I. ROLL CALL

Commissioners Present: Deborah Myerson, John West, Sue Sgambelluri, Randy Cassady, Laurie McRobbie

City Staff Present: Anna Killion-Hanson, Director, Housing & Neighborhood Development Department (HAND); Christina Finley, Assistant Director, HAND; Tammy Caswell, Financial Specialist, HAND; Angela Van Rooy, Program Manager, HAND; Dana Kerr, Assistant City Attorney, Legal Department; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Anna Dragovich, Capital Projects Manager, ESD; Jessica McClellan, Controller, Office of the Controller; Roy Aten, Senior Project Manager, Engineering Department; Zac Rogers, Project Manager, Engineering Department

Others Present: John Fernandez, Senior Vice President, The Mill; Dave Askins, B Square Bulletin

II. READING OF THE MINUTES: Laurie McRobbie moved to approve both the Executive Session minutes, and the Regular Session minutes for April 21, 2025, John West seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the claim register for May 9, 2025, for \$744,956.60. John West seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS: Randy Cassady moved to approve the payroll register for April 17, 2025, for \$54,680.32. Sue Sgambelluri seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: Anna Killion-Hanson provided updates on the annual HUD funding allocations for the Community Development Block Grant (CDBG) and the Home Investment Partnerships (HOME) programs. The program year runs from June 1st to May 31st. Allocations for the 2025 program year are expected to be received in mid-May. The Consolidated Plan is in its final draft stage and will soon be released for public view.

The HAND department is in the process of completing seven homeowner rehabilitation projects and administering twelve active projects receiving HOME-funded projects, including ten for affordable homeownership, a multi-family unit development, one for affordable rental units and an early learning center. Fourteen physical improvement projects are being funded by CDBG.

On May 2, 2025, the federal administration proposed a FY2026 budget that includes elimination of CDBG and HOME funded programs.

The first neighborhood cleanup of the year was held on May 3, 2025 in the Watterman neighborhood. Future cleanups are scheduled for **Sherwood Oaks** – May 31, 2025 and **Bryan Park** – October 2025

Killion-Hanson reported that City staff is working on the development of a Hopewell TIF and plan, with more details to come.

B. Legal Report: Dana Kerr was available to answer questions.

C. Treasurer's Report: Jessica McClellan was available to answer questions.

D. Business Development Updates: Jane Kupersmith was available to answer questions.

- a. John Fernandez provided an update on the shoring of the Dimensional Mill's South Wall. Repairs are currently in process. Fernandez also shared an update on a significant development from 2024, when Indiana University Bloomington, the City of Bloomington, and the Dimension Mill formed a collaborative partnership and were awarded a \$16 million grant from Lilly Endowment, Inc. to explore expansion opportunities. Design proposals for the expansion of The Mill's interior will be presented at a future meeting. Fernandez was available for questions

E. Hopewell Update: Jane Kupersmith was available to answer questions.

VI. NEW BUSINESS:

A. Resolution 25-53: Resolution for Approval of Neighborhood Improvement Grants. Angela Van Rooy presented Resolution 25-53, requesting approval for the release of funds for the 2025 Neighborhood Improvement Grant Program. This annual program supports resident-led projects that enhance neighborhoods within the City of Bloomington. The total funding for the 2025 program is not to exceed \$30,000.00 and will be allocated from the City's General Fund. The following funding recommendations are listed below:

● **Bentley Court Community Association**

Funds requested: \$9,067.00

Neighborhood match: \$1,306.70 (14%)

Total project cost: \$10,373.70

Recommended funding: \$9,067.00

Project: Establishment of a Wildlife Corridor along Winslow Road. The project includes native planting and educational signage. The initial phase will focus on planning and removal of invasive species to prepare the site for habitat restoration.

● **Blue Ridge Neighborhood Association**

Funds requested: \$2,928.00

Neighborhood match: \$326.00 (11%)

Total project cost: \$3,254.00

Recommended funding: \$2,928.00

Project: Enhancement of the wrought iron gate at North Walnut Street by adding "Blue Ridge" to increase neighborhood visibility.

● **Prospect Hill Neighborhood Association**

Funds requested: \$10,000.00

Neighborhood match: \$2,300.00 (23%)

Total project cost: \$12,300.00

Recommended funding: \$10,000.00

Project: Restoration of fragile headstones and monuments at Rose Hill Cemetery to be performed by a professional restoration specialist. The neighborhood will also host five public workshops. There is growing interest in expanding similar restoration activities to other historic cemeteries, including White Oak Cemetery near the Near West Side neighborhood. The HAND

Department will continue to coordinate with the Monroe County History Association and other non-profit partners to identify additional opportunities and funding sources for future restoration projects.

Deborah Myerson asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-53. Laurie McRobbie seconded the motion. The motion passed unanimously.

- B. Resolution 25-54: Resolution to Approve an Amended Preliminary Design Contract for Hopewell West – Crossroad Engineers.** Roy Aten presented Resolution 25-54, requesting approval of an amended preliminary design contract with Crossroad Engineers for a portion of the Hopewell West infrastructure project, specifically along Jackson Street and the alley adjacent to the Core Building. The RDC originally contracted with Crossroad Engineers in April 2023 to complete design work for the project. This proposed amendment includes additional survey work necessary to establish a pedestrian easement and improve ADA accessibility along East Rogers Street. The amendment request is for an additional \$1,000.00 in funding, bringing the total contract not to exceed \$797,640.00. Aten was available for questions.

Deborah Myerson asked for public comment. There were no comments from the public.

John West moved to approve Resolution 25-54. Laurie McRobbie seconded the motion. The motion passed unanimously.

- C. Resolution 25-55: Resolution to Approve Temporary Lease at 200 South College Avenue with Weddle Bros.** Dana Kerr presented Resolution 25-55, requesting approval of a temporary lease agreement with Weddle Brothers Construction for a portion of the property located at 200 South College Avenue as their field office for construction work during the Bloomington Convention Center expansion. Kerr was available for questions.

Deborah Myerson asked for public comment. There were no comments from the public.

Laurie McRobbie moved to approve Resolution 25-55. Randy Cassady seconded the motion. The motion passed unanimously.

- D. Resolution 25-56: Resolution to Approve K23 Films, Inc. Lease at the Forge.** John Fernandez presented Resolution 25-56, requesting approval of a lease agreement with K23 Films, Inc. for Unit 5 at the Forge. The proposed lease is for a one-year term with three optional renewals. Fernandez was available for questions.

Deborah Myerson asked for public comment. There were no comments from the public.

John West moved to approve Resolution 25-56. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- E. Resolution 25-57: Resolution to Approve Ratification of Services of Payment Thereof to Nature's Way.** Dana Kerr, presented resolution 25-57, requesting approval to ratify services provided by Nature's Way and authorize payment in the amount of \$9,643.90. The original agreement with Nature's Way was approved by the RDC through Resolution 23-08 to perform landscaping and maintenance work in the Trades District. In Resolutions 23-18, 23-24, and 24-29 the RDC approved addenda to the agreement to add tree trimming and interior plant maintenance services, with a total not to exceed amount of \$44,000.00 for 2023, and extended that agreement until December 31, 2024. City Staff and Nature's Way have continued operating

under the expired contract terms while arrangements were being made to procure a new service contract. The submitted invoice of \$9,643.90 covers services rendered during this period. Kerr was available for questions.

Deborah Myerson asked for public comment. There were no comments from the public.

Sue Sgambelluri moved to approve Resolution 25-57. John West seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION -

VIII. ADJOURNMENT - John West moved to adjourn. Randy Cassady seconded. The meeting adjourned at 6:00 p.m.



Deborah Myerson, President



John West, Secretary

Date: 06/02/25