

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA

met on Monday, June 2, 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=14667>

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; Matt Swinney, Program Manager, HAND; Dana Kerr, Assistant City Attorney, Legal Department; Margie Rice, Corporation Counsel, Legal Department, *via Zoom*; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Julius Mitchell, Legislative Affairs Specialist, Office of the Mayor; Jeff Jackson, Transportation Demand Manager, ESD; Jessica McClellan, Controller, Office of the Controller; Neil Kopper, Senior Project Engineer, Engineering Department

Others Present: Dave Askins, B Square Bulletin; Mike McAfee, Executive Director, Visit Bloomington; Tia Arthur, Executive Director, CASA; Dave Hardstad, Sr. Vice President, Colliers; Geoff McKim, *via Zoom*

II. READING OF THE MINUTES: Randy Cassady moved to approve the May 5, 2025 minutes, Sue Sgambelluri seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the claim register for May 23, 2025, for \$305,446.29, Laurie McRobbie seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS: John West moved to approve the payroll register for May 2, 2025, for \$54,807.42 and May 16, 2025, for \$54,821.55. Randy Cassady seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES:

A. Director Report: Ann Killion-Hanson provided an update on the HUD allocations. The Community Development Block Grant (CDBG) was awarded \$778,293.00, and the HOME Partnership Grant received \$539,900.00.

The draft of the Consolidated Plan is now available for public review. Hard copies can be found at City Hall and the public library, and it is also accessible online via the HAND department website. Resolutions related to the plan will be presented to the Commission on July 16, 2025, followed by a presentation to the City Council on July 17, 2025.

HAND held its second neighborhood cleanup in Sherwood Oaks on May 31, 2025.

An executive session is scheduled for June 17th at 4:30 p.m.

B. Legal Report: Dana Kerr was available for questions.

C. Treasurer's Report: Jessica McClellan provided an overview of the Reedy Financial Group, P.C. financial report, which was available in the commission packet.

- D. Business Development Update:** Jane Kupersmith reported the Granfalloon celebration will take place the weekend of June 7th. The 4th and Rogers Block Party is scheduled for Friday, June 6th located at 4th and Rogers.

There was a missed opportunity to invite the Commission to the ESnet open house at the Trades District Building. Inder Monga, Director of ESnet, and his team were on site and expressed their enthusiasm to welcome Commission members for a tour at a later time. Additionally, a meeting was held to kick off the planning process for the Trades District Hotel, which remains one of the parcels held by the RDC within the district.

- E. Hopewell Update:** Jane Kupersmith reported that construction on the Kohr building continues. The Farmers Market will be held on June 3, 2025 and will be hosted at Hopewell Commons this summer. A mowing contract is out to bid for Hopewell West and a Resolution will be brought back to the commission at a later date.

VI. NEW BUSINESS:

- A. Resolution 25-58: Approval to Terminate Leases at Showers West:** Resolution 25-58: Approval to Terminate Leases at Showers West. Margie Rice presented Resolution 25-58, requesting approval to terminate existing leases at Showers West to utilize the facility for a public purpose in compliance with IRS code and bond requirements. The Bloomington Common Council previously authorized the issuance of bonds for various public safety capital projects, including the development of a new police headquarters.

As part of this initiative, the Redevelopment Commission (RDC) approved the acquisition of the property located at 320 W. Eighth Street, commonly referred to as Showers West, through Resolution 22-49. Rice explained that the property, formerly known as the CFC Showers Business Plaza, currently houses eight commercial tenants:

- Bloomington Board of Realtors, Inc.
- Bloomington Health Foundation, Inc.
- Monroe County CASA, Inc.
- Crash Research and Analysis, Inc.
- Merrill Lynch
- ProBleu, Inc.
- Shrewsberry & Associates, LLC
- Warrant Technologies, Inc.

Because the property was acquired using bond proceeds specifically designated for public safety capital improvements, long-term commercial leases are inconsistent with the intended governmental use.

Therefore, the termination of all existing leases is necessary to proceed with redevelopment and align the facility's use with the requirements of the bond. The targeted date for tenant relocation is October 13, 2025. Rice noted that a few tenants may have executed extension agreements, and further review would be needed to assess those terms. She also clarified that the bond provisions require the building to be used entirely for public purposes.

Dave Hardstad recommended that, in addition to direct tenant outreach, the City make efforts to clearly explain to affected tenants and the public, the legal parameters—specifically the remedies available to tenants under the City's lawful exercise of eminent domain. He emphasized that transparency would help ensure a smoother and more respectful transition.

Deborah Myerson asked for public comment.

Tia Arthur, Executive Director of Monroe County CASA, requested that the RDC reconsider the October 13th relocation deadline and asked for an extension to allow more time for relocation. Rice was available for questions.

Laurie McRobbie moved to approve with an amendment to Resolution 25-58, for extending the tenant

relocation deadline from October 13, 2025 to December 13, 2025. John West seconded the motion. The motion passed unanimously.

- B. Resolution 25-59: Approval of lease for Fourth Street Garage Commercial Office Space with Visit Bloomington.** Ann Killion-Hanson presented Resolution 25-59 requesting approval for a lease agreement between RDC and the Convention and Visitors Bureau of Monroe County Inc., d/b/a Visit Bloomington for commercial office space located within the Fourth Street Garage. The proposed lease for the space will serve as a new Visitor Center and administrative office for the Visit Bloomington. Killion-Hanson provided background, noting that RDC had previously approved the construction of the Fourth Street Garage and related commercial components through Resolution 18-67 and authorized financing through Resolution 18-68. In Resolution 20-92, the RDC approved the offering to lease the space. Killion-Hanson and Mike McAfee, Executive Director, Visit Bloomington were both available for questions.

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

Sue Sgambelluri moved to approve Resolution 25-59. Randy Cassady seconded the motion. The motion passed unanimously.

- C. Resolution 25-60: Ratification of Emergency Services Provided and for Payment to B&L Sheet Metal.** Ann Killion-Hanson presented Resolution 25-60 requesting ratification of emergency services performed by B&L Sheet Metal and approval for payment in the amount of \$8,500.00 for urgent repairs at the Showers West facility, located at 320 West Eighth Street. There were five roof drain pipe leaks discovered, resulting in water intrusion affecting office areas. B&L Sheet Metal was contacted to perform emergency services, which included removing old cast iron piping and installing new insulated PVC pipe. B&L submitted Invoice #2252675 in the amount of \$8,500.00. The invoice was initially sent to the City of Bloomington Public Works Department and was later forwarded to the RDC for payment approval. Funds are available in the RDC's maintenance and services account to cover the cost. Killion-Hanson was available for questions.

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

Randy Cassady moved to approve Resolution 25-60. John West seconded the motion. The motion passed unanimously.

- D. Resolution 25-61: Approval to Terminate the Indiana Legal Services Lease at College Square.** Dana Kerr presented Resolution 25-61 requesting approval to terminate the lease agreement with Indiana Legal Services, Inc. (ILS) at College Square, located at 216 South College Avenue. The lease agreement with ILS, included amendments that allow for automatic six-month renewals and require six months' written notice for termination. Kerr explained that with construction underway for the Bloomington Convention Center expansion, securing a host hotel at this location has become urgent. The termination notice is necessary to avoid delays in progressing the host hotel project. Kerr was available for questions.

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

Randy Cassady moved to approve Resolution 25-61. John West seconded the motion. The motion passed unanimously.

- E. Resolution 25-62: Approval for Preliminary Architectural Design of a Host Hotel for the Bloomington Convention Center at the College Square Real Estate.** Margie Rice presented Resolution 25-62, requesting approval to fund the preliminary architectural design for a proposed host hotel at 216 South College Avenue. The hotel would support the expanded Bloomington Convention Center and be

located on RDC-owned property. Rice explained that the City continues to work with Dora Hospitality LLC, the developer selected by the Capital Improvement Board. To move negotiations forward, a design is needed to determine the hotel's scope, structure, and cost. As part of the City's potential incentive package, the RDC would retain ownership of the design, and any funds spent would be considered part of its contribution. Incentive options under discussion include tax abatements, TIF funds, cash, or bond financing. Rice noted the urgency of advancing the design phase to align with the Convention Center's construction timeline and minimize the lodging gap. Rice was available for questions.

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

John West moved to approve Resolution 25-62. Laurie McRobbie seconded the motion. Randy Cassady voted no. The motion passed.

- F. Resolution 25-63: Approval of Agreement for Commercial Cleaning Services with HGCG Enterprises dba Office Pride Commercial Cleaning Services for the Trades District Garage.** Anna Killion-Hanson presented Resolution 25-63 requesting approval of a cleaning services agreement for the Trades District Garage located at 489 West Tenth Street. Killion-Hanson provided background on the original project approvals. She noted that a temporary contract with Office Pride was initiated and the City staff has been satisfied with their services. The proposed agreement covers cleaning services at a monthly rate of \$1,225, not to exceed \$16,000 annually, with flexibility for additional services if needed. Funds are available from the RDC's maintenance and services account. Killion-Hanson was available for questions.

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

Laurie McRobbie moved to approve Resolution 25-63. Randy Cassady seconded the motion. The motion passed unanimously.

- G. Resolution 25-64: Approval of First Amendment to CDBG Funding Agreement for the Replacement of Siding at LifeDesigns.** Matt Swinney presented Resolution 25-64 requesting approval of a first amendment to the previously approved CDBG Physical Improvement funding agreement with LifeDesigns. The original agreement, approved in Resolution 25-07, provided \$86,515 for siding replacement at multiple buildings on South Covey Lane. Swinney explained that additional funding is necessary as the original amount was insufficient to complete siding replacement on all the targeted buildings. The amendment increases the total funding to \$142,657. Swinney was available for questions.

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

Laurie McRobbie moved to approve Resolution 25-64. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- H. Resolution 25-65: Approval of Agreement for Temporary use of City-Owned Property at Hopewell Development.** Neil Kopper presented Resolution 25-65 requesting approval of an agreement for Temporary Use of City-Owned Property at the Hopewell Development. The City of Bloomington is working with BCM, LLC, and the construction arm of Brinshore Development, to develop a portion of the City-owned property formerly the site of Bloomington Hospital. The agreement provides BCM with construction access, staging, and material storage on the City's property during the construction period, which is anticipated to begin on or before June 3, 2025. Kopper was available for questions.

It was noted by one of the Commissioners that a heavy piece of equipment had caused damage to a large portion of the parking lot. As a result, it was requested that the resolution be amended to include language requiring the contractor to return the site to good or better condition than it was in prior to use.

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

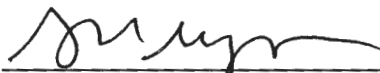
Randy Cassady moved to approve Resolution 25-65 as amended. Laurie McRobbie seconded the motion. The motion passed unanimously.

- I. Resolution 25-66: Approval of Payment for Property Insurance to Hylant.** Anna Killion-Hanson presented Resolution 25-66 requesting approval for payment of property insurance to Hylant. The RDC owns various properties within its TIF districts, including the recently constructed Forge in the Trades District, which needs to be added to the City's insured properties list with Hylant. The insurance coverage cost for the RDC Property is \$13,356.00. The funding source is **2519-15-150000-53990**. Killion-Hanson was available for questions.


John West moved to approve Resolution 25-66. Laurie McRobbie seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION Regular and Executive session and quorum will be held on July 7th.

VIII. ADJOURNMENT Laurie McRobbie moved to adjourn. The meeting adjourned at 7:30 pm



Deborah Myerson, President



John West, Secretary

Date: 07/07/25