

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, June 16, 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=14697>

I. ROLL CALL

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

Commissioners Absent: Sue Sgambelluri

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; Jane Kupersmith, Director, Economic & Sustainable Development (ESD) *via Zoom*; Julius Mitchell, Legislative Affairs Specialist, Office of the Mayor; Jane Fleig, Utilities Engineer, Utilities; Jeff Jackson, Transportation Demand Manager, ESD; Jessica McClellan, Controller, Office of the Controller; Kendall Knoke, Project Engineer, Engineering Department

Others Present: John Fernandez, Senior Vice-President, The Mill; Victoria Crawley, Head of Operations, The Mill; Dave Askins, B Square Bulletin

II. READING OF THE MINUTES: The June 2, 2025 minutes will be presented at the next regular meeting.

III. EXAMINATION OF CLAIM REGISTERS: Laurie McRobbie moved to approve the claim register for June 6, 2025, for \$230,506.23. John West seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS: John West moved to approve the payroll register for May 30, 2025, for \$55,254.36. Randy Cassady seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES:

A. Director Report: Ann Killion-Hanson was available for questions.

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

C. Treasurer's Report: Jessica McClellan presented the general ledger summary and the TIF project status report, which was included in the commission packet.

D. Business Development Update: Jane Kupersmith was available for questions.

E. Hopewell Update: Anna Killion-Hanson reported that Hopewell East lawn maintenance is covered under Milestones current contract.

VI. NEW BUSINESS:

Begin Public Hearing

- A. 2025-2029 Consolidated Plan and 2025 Annual Action Plan Presentation** Anna Killion-Hanson presented the 2025–2029 Consolidated Plan and the 2025 Annual Action Plan, both of which were included in the Commission packet. She explained that as a HUD-designated entitlement community, the City of Bloomington receives an annual allocation of federal funding through the Community Development Block Grant (CDBG) and HOME Investment Partnership programs. The Consolidated Plan serves as a five-year strategic framework that guides how these federal funds will be used to address affordable housing, homelessness prevention, public infrastructure, and other community development priorities.

The Annual Action Plan outlines specific goals and projects planned for the 2025 program year, which are aligned with community input and federal objectives. She emphasized the importance of public engagement in shaping the plan and thanked those who contributed through surveys, stakeholder meetings, and consultations with local organizations.

Debora Myerson asked for public comments. There were no comments from the public.

End Public Hearing

- B. Resolution 25-67: Approval of Property Management Agreement with Choice Realty and Management, Inc.** Anna Killion-Hanson presented Resolution 25-67, requesting approval of a Property Management Agreement with Choice Realty and Management, Inc. for RDC-owned properties including the Trades District, Fourth Street Garage, and 627 N. Morton Street. Following a quote solicitation process, Choice Realty submitted the lowest responsive and responsible proposal. The proposed agreement includes a monthly management fee of \$1,450 for an 18-month term beginning July 1, 2025, and ending December 31, 2026, totaling \$26,100. An additional \$3,900 was budgeted for incidental expenses, for a not-to-exceed total of \$30,000.

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

After discussion, Randy Cassady proposed removing the eighth **“WHEREAS” clause of \$3,900.00.**

John West proposed additional language stating the resolution is subject to final legal review and to delete the referenced clause.

Randy Cassady moved to approve Resolution 25-67 with the following amendments: to remove the eighth **“WHEREAS” clause referencing \$3,900.00, to make the resolution subject to final legal review**, and to specify that **the documents are to be retained by the Redevelopment Commission.**

Laurie McRobbie seconded the motion. The motion passed unanimously.

- C. Resolution 25-68: Determination of No Excess Assessed Value in the Allocation Areas and Ratification of Notice Thereof.** Dana Kerr presented Resolution 25-68. Kerr explained that the City of Bloomington currently has three active allocation areas: the Consolidated, North Kinser Road, Prow Road, and the Meridiam Allocation Area. He noted that these areas were established at different times to support key infrastructure and development initiatives, with the most recent—Meridiam—created in 2022 as part of the City’s broadband expansion efforts. As required by Indiana Code, the RDC must annually determine whether the incremental assessed value in each allocation area exceeds what is necessary to meet debt obligations and other TIF-related expenses. Based on a review of assessed values, tax rates, and known and anticipated expenditures, the City Controller recommended a finding of no excess value. The resolution affirms that determination and ratifies the notice of no excess value in each of the City’s allocation areas.

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

Laurie McRobbie moved to approve Resolution 25-68. John West seconded the motion. The motion passed unanimously.

- D. Resolution 25-69: Approval of 2025 CDBG Grant Agreement with Centerstone at 322 S Grant Street.** Matt Swinney presented Resolution 25-69, requesting approval of a Community Development Block Grant (CDBG) funding agreement with Centerstone of Indiana, Inc. for physical improvements at 322 S. Grant Street. The proposed project will fund the purchase of appliances and the repair or replacement of flooring and supporting components at the facility. The funding allocation will not exceed \$14,046.25.

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

Laurie McRobbie moved to approve Resolution 25-69. John West seconded the motion. The motion passed unanimously.

- E. Resolution 25-70: Approval of 2025 CDBG Grant Agreement with Centerstone at 809 W 1st Street.** Matt Swinney presented Resolution 25-70, requesting approval of a Community Development Block Grant (CDBG) funding agreement with Centerstone of Indiana, Inc. for physical improvements at 809 W. 1st Street. The proposed project will fund the purchase of appliances and the repair or replacement of flooring and supporting components at the facility. The funding allocation will not exceed \$8,133.65.

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

Laurie McRobbie moved to approve Resolution 25-70. John West seconded the motion. The motion passed unanimously.

- F. Resolution 25-71: Approval of 2025 CDBG Grant Agreement with LifeDesigns, Inc. at Covey Lane.** Matt Swinney presented Resolution 25-71, requesting approval of a Community Development Block Grant (CDBG) funding agreement with LifeDesigns, Inc. for physical improvements at 1826 S. Covey Lane in Bloomington, Indiana. The proposed project includes the installation of new kitchen cabinets, countertops, and any necessary supporting components to complete the renovation. The funding allocation will not exceed \$18,974.29.

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

Laurie McRobbie moved to approve Resolution 25-71. John West seconded the motion. The motion passed unanimously.

- G. Resolution 25-72: Approval of First Amendment to CDBG Funding Agreement for the Replacement of Siding at LifeDesigns at Orris Drive.** Matt Swinney presented Resolution 25-72, requesting approval of a Community Development Block Grant (CDBG) funding agreement with LifeDesigns, Inc. for physical improvements at 922 N. Orris Drive. The proposed project will fund the installation of a new roof and any necessary supporting components to complete the work. The funding allocation will not exceed \$10,537.71.

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

Laurie McRobbie moved to approve Resolution 25-72. John West seconded the motion. The motion passed unanimously.

- H. Resolution 25-73** will be brought before the Commission at a future meeting.

- I. Resolution 25-74: Approval of 2025 CDBG Grant Agreement with Pathways at the Compass Early Learning Center.** Matt Swinney presented Resolution 25-74, requesting approval of a Community Development Block Grant (CDBG) funding agreement with Pathways, Inc. for physical improvements at the Compass Early Learning Center. The proposed project includes the

installation of water fountains on the playgrounds and any necessary supporting components. The funding allocation will not exceed \$40,000.00.

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

Laurie McRobbie moved to approve Resolution 25-74. John West seconded the motion. The motion passed unanimously.

- J. Resolution 25-75: Approval of 2025 CDBG Grant Agreement with Middle Way House at The Rise.** Matt Swinney presented Resolution 25-75, requesting approval of a Community Development Block Grant (CDBG) funding agreement with Middle Way House, Inc. for physical improvements at The Rise. The proposed project includes the installation of new elevator railings and any necessary supporting components to ensure compliance and safety upgrades. The funding allocation will not exceed \$9,418.00.

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

Laurie McRobbie moved to approve Resolution 25-75. John West seconded the motion. The motion passed unanimously.

- K. Resolution 25-76: Approval of 2025 CDBG Grant Agreement with New Hope for Families outdoor pay.** Matt Swinney presented Resolution 25-76, requesting approval of a Community Development Block Grant (CDBG) funding agreement with New Hope for Families for physical improvements at the Early Learning Center located at 1140 S. Morton Street. The proposed project includes the installation of shade sails, outdoor play and educational equipment, and all necessary supporting components. The funding allocation will not exceed \$120,000.00.

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

Laurie McRobbie moved to approve Resolution 25-76. John West seconded the motion. The motion passed unanimously.

- L. Resolution 25-77: Approval of 2025 CDBG Grant Agreement with Mother Hubbard's Cupboard.** Matt Swinney presented Resolution 25-77, requesting approval of a Community Development Block Grant (CDBG) funding agreement with Mother Hubbard's Cupboard, Inc. for the acquisition of property located at 1020 W. Allen Street. The proposed project includes the purchase of the lot and any associated acquisition costs. The funding allocation will not exceed \$200,000.00.

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

Laurie McRobbie moved to approve Resolution 25-77. John West seconded the motion. The motion passed unanimously.

- M. Resolution 25-78: Approval of 2025 CDBG Grant Agreement with Summit Hill Development Corporation.** Matt Swinney presented Resolution 25-78, requesting approval of a Community Development Block Grant (CDBG) funding agreement with Summit Hill Community Development Corporation for physical improvements at the Walnut Woods housing complex. The proposed project includes the installation of new playground equipment, new picnic tables, shade sails, and sidewalks. The funding allocation will not exceed \$113,397.00.

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

Laurie McRobbie moved to approve Resolution 25-78. John West seconded the motion. The motion passed unanimously.

- N. Resolution 25-79: Approval of 2025 CDBG Grant Agreement with Centerstone at 120 N Hopewell Street.** Matt Swinney presented Resolution 25-79, requesting approval of a Community Development Block Grant (CDBG) funding agreement with Centerstone of Indiana, Inc. for physical improvements at 120 N. Hopewell Street in Bloomington, Indiana. The proposed project includes the purchase of appliances and the repair or replacement of flooring and any supporting components. The funding allocation will not exceed \$12,820.10.
Deborah Myerson asked for public comment. There were no comments from the public.
Laurie McRobbie moved to approve Resolution 25-79. John West seconded the motion. The motion passed unanimously.
- O. Resolution 25-80: Approval of Tennant Renovations of the Dimension Mill.** Victoria Crawley and John Fernandez presented Resolution 25-80, requesting approval for proposed interior renovations to the Dimension Mill by Dimension Mill, Inc. (DMI). These renovations are intended as an alternative to a previously proposed 2,000-square-foot addition on the south side of the building, which was determined to be cost-prohibitive. Structural concerns with the existing south wall also contributed to the decision to pursue interior improvements instead.
Crawley explained that the renovation project is supported in part by a \$16 million federal grant awarded to Indiana University Bloomington in 2024, with the City of Bloomington and DMI listed as subrecipients. The goal of the project is to expand the Mill's functional capacity, enhance recurring revenue opportunities, and preserve the long-term structural integrity of the building. All renovations will be completed at DMI's expense, as required by Article IV, Section 4.01 of the lease agreement. DMI submitted a project overview and renderings, and final design plans, specifications, and construction documents will be provided to the Commission prior to the start of construction, currently targeted for on or about January 1, 2026. The resolution affirms that the proposed improvements align with the goals of the federal grant, support continued economic development in the Trades District, and increase the long-term value of the RDC-owned asset. Fernandez and Crawley were available for questions.
Deborah Myerson asked for public comment. There were no comments from the public.
John West moved to approve Resolution 25-81. Randy Cassady seconded the motion. The motion passed unanimously.
- P. Resolution 25-81: Approval of Expenses for furniture, fixtures, and equipment for the Forge.** Jane Kupersmith presented Resolution 25-81, requesting approval of expenses related to the purchase of furniture, fixtures, and equipment (FFE) for The Forge, a technology center located in the Trades District. The original bid package for construction, approved via Resolution 23-72, included a \$150,000 FFE allocation.
Kupersmith explained that to date, \$16,387 of the FFE budget has been expended through prior RDC approvals. Weddle Brothers Construction, the project contractor, solicited three quotes for the remaining furnishings, and Officeworks submitted the lowest bid at \$98,489.20. Dimension Mill, Inc. (DMI), which manages The Forge, has requested that the RDC approve this expenditure.

In addition, DMI identified an additional \$13,021.87 in costs related to audiovisual equipment, small wares, and installation labor necessary for project completion. DMI requested approval for reimbursement of these expenses. If both expenditures are approved, an estimated balance of \$22,101.93 will remain in the original FFE budget.

Deborah Myerson asked for public comment. There were no comments from the public.
John West moved to approve Resolution 25-81. Randy Cassady seconded the motion. The motion passed unanimously.

- Q. Resolution 25-82: Approval of funding for TIF funding for 2nd Street Sanitary Sewer upgrades for future Hopewell West Development.** Kendall Knoke and Jane Fleig presented Resolution 25-82, requesting approval for the use of Consolidated TIF funds to support sanitary sewer upgrades along a section of West 2nd Street. The upgrades are necessary to support the future buildout of the Hopewell West subdivision.

Knoke explained that the City of Bloomington Utilities and Engineering Department completed an evaluation of the existing sanitary sewer infrastructure in this corridor and determined that upsizing five segments of sewer pipe—totaling approximately 1,063 linear feet would be required. Because the same section of West 2nd Street is scheduled for full road reconstruction in 2025, City staff recommended completing the sewer upgrades in conjunction with that project to avoid future disruptions and maximize efficiency. The estimated cost of the sewer improvements is \$342,374. Knoke and Fleig were both available for questions.

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

Laurie McRobbie moved to approve Resolution 25-82. Randy Cassady seconded the motion. The motion passed unanimously.

- R. Resolution 25-83: Approval for Conveyance Agreement with Alluinn IU Trades District Hotel, LLC for Redevelopment Development Commission Property within the Trades District.** Dana Kerr and John Fernandez presented Resolution 25-83. The resolution authorizes the sale of Tracts 3 and 4 for a purchase price of \$1,200,000.00.

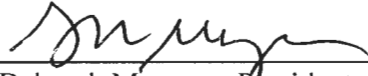
Kerr provided background that the RDC had previously approved an agreement with Alluinn IU and Pure Development, Inc. through Resolution 24-78. That agreement expired under its stated terms after the required closing did not occur within 30 days of the feasibility period, and is now void. RDC staff have since renegotiated terms with Alluinn IU, and the new agreement is included as Attachment 1 to the resolution. The conveyance supports continued development in the Trades District and advances economic development within the Consolidated TIF. The resolution authorizes RDC to execute the agreement and any related closing documents and delegate's authority to City staff to take any necessary actions to carry out the resolution's intent. Kerr clarified that this approval does not constitute satisfaction of any contingencies outlined in the agreement. Fernandez and Kerr were both available for questions.

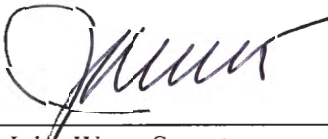
Deborah Myerson asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-83. John West seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT John West moved to adjourn. The meeting adjourned at 6:40 pm


Deborah Myerson, President


John West, Secretary

Date: 07/07/25