

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, July 7, 2025, at 4:00 p.m. in the McCloskey Conference Room, 401 North
Morton Street, Room 135, and via Zoom, with Vice President Sue Sgambelluri presiding:
<https://catstv.net/m.php?q=14744>

I. ROLL CALL

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

City Staff Present: Christina Finley, Assistant Director, (HAND); Tammy Caswell, Financial Specialist, (HAND); Julius Mitchell, Legislative Affairs Specialist, Office of the Mayor; Anna Dragovich, Capital Projects Manager, Economic Sustainability Department; Dana Kerr, Assistant City Attorney, Legal Department; Roy Aten, Sr. Project Manager, Engineering; Kendall Knoke, Project Engineer, Engineering; and Jessica McClellan, Controller, Office of the Controller

Others Present: Dave Askins, B Square Bulletin

Via Zoom: Christopher Emge, Senior Director of Government & Community Relations, and Ben Fulton

II. READING OF THE MINUTES: John West moved to approve the June 2, 2025, and June 16, 2025 meeting minutes, as well as the Executive Session Summaries for June 18, 2025, and June 30, 2025. Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the claim registers for June 20, 2025, for \$273,830.41 and July 3, 2025, for \$171,460.50. John West seconded the motion. Randy Cassady abstained from the vote. The motion passed.

IV. EXAMINATION OF PAYROLL REGISTERS: John West moved to approve the payroll registers for June 13, 2025, for \$55,379.54 and June 27, 2025, for \$55,383.19. Laurie McRobbie seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: Christina Finley was available to answer questions.

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

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

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

VI. NEW BUSINESS

A. Resolution 25-86: Approval of Addendum 1 to Professional Service Contract for the B-Line Trail and Multiuse Path. Roy Aten presented Resolution 25-86. Aten noted that during 2024 construction activities, discolored soil was discovered on a parcel adjacent to Adams Street that had previously served as a salvage yard. Keramida was hired to conduct initial soil testing, which identified low levels for lead in the topsoil. In response, staff worked with Keramida to carry out remediation by removing the top layer of contaminated soil, which was transported to a waste management facility in Danville, Indiana. The addendum to this resolution is for an additional \$31,775.00. Aten was available for questions. Commissioners asked for multiple clarifications and amendments. Dana Kerr read the requested revisions to the resolution:

- **WHEREAS**, the Board of Public Works considered and approved an agreement with Keramida, Inc. to provide the services for an amount not to exceed \$5,340. This agreement is attached to this Resolution as Exhibit A and will be paid by the Board of Public Works.
- **WHEREAS**, additional testing, transportation, and disposal of lead-contaminated soil are required.
- **WHEREAS**, due to the cost of further services, additional funds are needed from the RDC to move forward.
- **WHEREAS**, the contract amount for the additional services is \$31,775.00.
- **WHEREAS**, the RDC shall take the place of the Board of Public Works for the additional service contract presented with this resolution, and will replace Exhibit B once approved by Legal and executed. The City has brought the RDC an amended project and the RDC will assume responsibility for the amended project and related agreements.

Deborah Myerson asked for public comments, on Resolution 25-86, as amended. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-86 as amended and read by Dana Kerr, Legal Counsel. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- B. Resolution 25-87: Approval of Construction Agreement with Crider & Crider for Hopewell West.** Kendall Knoke and Dana Kerr presented Resolution 25-87, requesting approval of funding for the Jackson Street project, the first phase of construction for Hopewell West. Crider & Crider was selected through a public bidding process with a bid of \$1,687,318.85.
- Knoke explained that when the project began in 2021, the department completed a full subdivision of Hopewell West. The original plan called for 30% construction drawings, but that was expanded to 60%, and the current plans are now closer to 90% complete. If the RDC wishes to proceed with another phase in the future, construction plans can be prepared quickly. This phase includes work on Jackson Street (west of the Kohr building), the adjacent alley to the north, and reconstruction of Rogers Street. The goal is to support the Kohr project, which is currently underway. Crider & Crider will be working alongside the Kohr contractor, and agreements are in place to ensure coordination. The Kohr contractor is required—per their Right-of-Way Use Permit and RDC property agreements, to allow the City’s contractor access as needed. Construction is scheduled from August 1 to November 1, 2025, with the project expected to wrap up by year-end. Knoke was available for questions.

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


Randy Cassady moved to approve Resolution 25-87. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- C. Resolution 25-88: Approval of Permanent Blanket Stormwater Easement at Trades District, Lot 2A.** Jane Kupersmith presented Resolution 25-88, requesting approval of a permanent blanket stormwater easement at Lot 2A in the Trades District. The easement pertains to underground stormwater infrastructure located just north of 10th Street, extending from the plaza area to the Forge building. City of Bloomington Utilities (CBU) will require access to this infrastructure for maintenance and potential replacement. Kupersmith was available for questions.
- Deborah Myerson recommended that a map be included as an exhibit to the resolution for the permanent public record, noting that a visual reference would provide greater clarity and precision. Resolution 25-88 will be tabled and brought back for consideration at a future RDC meeting.
- D. Approval of Exhibit C of Resolution 24-39 Confirming Lease Term.** Jane Kupersmith presented a request for approval of Exhibit C of Resolution 24-39, which confirms the lease term with The Regents of the University of California, the “Tenant” of ESNet. The exhibit had previously been left blank. She explained that it is now time to acknowledge that the lease term

began on April 1, 2025, and will end on March 31, 2030. Signing this exhibit will confirm those dates. Kupersmith was available for City questions.

VII. **BUSINESS/GENERAL DISCUSSION** meeting minutes for June 30, 2025 will be presented at the next meeting.

VIII. **ADJOURNMENT** Randy Cassady moved to adjourn. John West seconded the motion. The meeting adjourned at 5:50 PM.



Deborah Myerson, President



John West, Secretary

Date: 7/21/2025