

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA***  
**met on Monday, June 30, 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=14727>**

**I. ROLL CALL**

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

Commissioners Absent: Deborah Myerson

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; Kerry Thomson, Mayor, Office of the Mayor; Margaret VanSchaik, Special Assistant to the Mayor, Office of the Mayor; Julius Mitchell, Legislative Affairs Specialist, Office of the Mayor; Anna Dragovich, Capital Projects Manager, ESD; Dana Kerr, Assistant City Attorney, Legal Department; Margie Rice, Corporation Counsel, Legal Department; and Jessica McClellan, Controller, Office of the Controller

Others Present: Dave Askins, B Square Bulletin, Jen Pearl, President of the Bloomington Economic Development Corporation, Christopher Emge, Senior Director of Government & Community Relations, The Greater Bloomington Chamber of Commerce, Amy Chitwood, Vice President, Parade of Homes Chair, Building Association of South Central Indiana

*Via Zoom:* Karl Bennett, Wendi Goodlett, Habitat for Humanity of Monroe County, Boris Ladwig, Herald-Times Newspaper

**II. NEW BUSINESS:**

**A. Resolution 25-84: Rejection of Bids from Second Public Offering for Hopewell South (Blocks 9 & 10).** Anna Killion-Hanson presented Resolution 25-84. She explained that in 2023, the RDC authorized the public offerings for parcels in Hopewell South through Resolution 23-73, but the responses received did not align with the City's goals for the site. A second, revised public offering was issued in 2024, however, the proposals once again did not align with the City's vision and priorities for the site. Resolution 25-84 formally rejects the bids received in the second public offering. Killion-Hanson stated that Bloomington remains the most cost-burdened metro area in Indiana and continues to face a critical shortage of attainable housing. She stressed the urgency of delivering housing options that support the local workforce and reflect community values. A revised strategy will be introduced in Resolution 25-85 to better align with community goals.

The new strategy includes:

- Comprehensive site planning with coordinated infrastructure design
- Delivery of shovel-ready lots to streamline development
- Removal of early-stage barriers to broader participation
- Opportunities for small- and mid-sized local builders to participate.

Project Goals:

The initiative aims to support a diverse range of housing types at various price points, guided by the core principles of:

- Walkability
- Equity

- Sustainability
- Connectivity

Killion-Hanson was available for questions.

Sue Sgambelluri asked for public comment, there were no comments from the public.

Laurie McRobbie moved to approve Resolution 25-84. John West seconded the motion. The motion passed unanimously.

- B. Resolution 25-85: Approval of Agreement with Flintlock Lab for Comprehensive and Coordinated Design of Hopewell South, Blocks 9 & 10.** Anna Killion-Hanson presented Resolution 25-85, requesting approval of an agreement with Flintlock Lab to lead the coordinated design for Blocks 9 and 10. The agreement includes site planning, lot layout, utility coordination, and the development of a pre-approved home catalog to streamline the permitting process. Mayor Thomson spoke about the importance of improving internal planning and permitting processes, noting that extended timelines have increased development costs and slowed progress. She emphasized that the City needs to be more efficient, and noted that the City is committed to learning from past delays. The goal is to begin site work within six months, with regular updates provided to the RDC.

Randy Cassady asked about the overall timeline and whether the additional documents and updates would be provided. Killion-Hanson responded that the six-month timeframe includes both analysis and site design phases and confirmed that regular updates will be shared with the RDC. John West expressed support for the project and noted that including the plat at this stage would have been helpful for the Commission's view. Staff noted that the plat will be presented at a future meeting.

Sue Sgambelluri asked if any feedback had been received from the Plan Commission or City Council. Killion-Hanson replied that she had not received any feedback.

Sue Sgambelluri asked for public comment.

- **Jen Pearl**, President of the Bloomington Economic Development Corporation (BEDC), expressed strong support for the Resolution. She shared that when speaking with HR professionals from both existing and prospective employers, the need for more workforce housing is consistently a top concern. While Bloomington's cost of living is close to the national average, wages have not kept pace, making it difficult for employees to find housing they can afford. Pearl emphasized that adding a greater mix of attainable housing types is essential to both workforce stability and economic development. She also raised concern about the City's permitting and approval processes, which are frequently described as slow and difficult to navigate by developers working in the area.
- **Christopher Emge**, Senior Director of Government and Community Relations at The Greater Bloomington Chamber of Commerce, expressed appreciation for the innovative and bold direction the City is taking with Hopewell South. He noted that where there had previously been cynicism and lack of momentum, there is now a renewed sense of clarity and forward movement. Emge raised ongoing concerns with the permitting process, which he said he had previously shared with the City Council during a recent discussion. He also highlighted the strength of the Flintlock proposal, particularly its emphasis on pre-approved missing middle housing. Emge described the plan as both practical and replicable and noted that it creates meaningful opportunities for local builders—many of whom had not previously seen a clear pathway to participate in the Hopewell project. Since the current administration took office, he said, there has been a noticeable shift toward collaboration and renewed optimism. He concluded by stating that the proposal reflects the Chamber's core priorities: attainable housing, local business participation, and a development process rooted in community values.
- **Amy Chitwood**, Vice President and Parade of Homes Chair, Building Association of South Central Indiana, shared her strong support for the Resolution. She explained that several years ago,

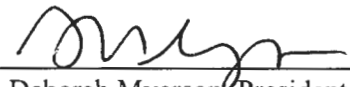
local builder members expressed concern about the City's previous RFP process, which required a significant upfront investment to prepare responses without any guarantee of project selection. That uncertainty discouraged participation, especially from small and mid-sized builders. Chitwood stated that the Flintlock approach removes many of those early barriers and creates a process that is far more accessible. With coordinated infrastructure planning and pre-approved design elements, local builders will have a real opportunity to participate in a project that meets Bloomington's long-term housing needs.

Sue Sgambelluri asked for any additional public comments. There were no additional comments from the public.

John West moved to approve Resolution 25-85. Laurie McRobbie seconded the motion. The motion passed unanimously.

III. **BUSINESS/GENERAL DISCUSSION**

IV. **ADJOURNMENT** Randy Cassady moved to adjourn. John West seconded the motion. The meeting adjourned at 4:30 p.m.

  
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Deborah Myerson, President

  
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John West, Secretary

Date: 7/21/2025