THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, August 4, 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=14818

I. ROLL CALL

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

City Staff Present: Anna Killion-Hanson, Director, Housing and Neighborhood Development (HAND); Tammy Caswell, Financial Specialist, HAND; Matt Swinney, Program Manager, HAND; Anna Dragovich, Capital Projects Manager, Economic Sustainability Department (ESD); Jane Kupersmith, Director, ESD; Dana Kerr, Assistant City Attorney, Legal Department; Roy Aten, Sr. Project Manager, Engineering; Jessica McClellan, Controller, Office of the Controller

Others Present: Dave Askins, B Square Bulletin, Cole Fosbrink, Reedy Financial Group, *via Zoom:* Chris Emge, Boris Ladwig

II. READING OF THE MINUTES:
John West moved to approve the minutes for July 18, 2025, as well as the Executive Session Summary for July 21, 2025. Sue Sgambelluri seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS:
Sue Sgambelluri moved to approve the August 1, 2025 claim register for $264,787.69. Laurie McRobbie seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS:
Randy Cassady moved to approve the July 25, 2025 payroll register for $55,558.01. Sue Sgambelluri seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: Anna Killion-Hanson presented her director's report, which was included in the Commission packet. Killion-Hanson was available for questions.

B. Legal Report: Dana Kerr presented Resolution 25-91 regarding the Marshall Security contract, which was previously approved at the July 21, 2025, meeting. The contractor requested three modifications to the original agreement, requiring the resolution's return to the Commission for approval. Kerr outlined the requested modifications as follows:

- **Termination Clause** – Addition of a mutual 30-day termination-for-convenience provision for both parties.
- **Cyber Insurance Waiver** – Request to waive the cyber insurance requirement. The contractor does not have access to the City's network, and the total contract amount of $126,000.00 (approximately $9,000.00 per month) is below the Legal and Risk Management threshold. He noted that Cyber insurance remains a current requirement for all contractors.
- **Notice Address Clarification** – Revision to clarify the address for delivery of formal contract notices.

Kerr was available for questions.

Deborah Myerson asked for public comments. There were no comments from the public.
John West moved to approve Resolution 25-91. Laurie McRobbie seconded the motion. The motion passed unanimously.

C. **Treasurer's Report:** Jessica McClellan introduced Cole Fosbrink with Reedy Financial Group, who provided an overview of the quarter 2 report, of the City's TIF financial plan, which was included in the Commission packet. McClellan and Fosbrink were available for questions.

D. **Business Development Update:** Jane Kupersmith reported that she is working on the Forge project closeout documents for the EDA grant titled *Safety and Cleanliness*, which has a maximum award of $5,000.00 and is specifically focused on safety improvements. Upon completion, she will provide a detailed report outlining a proposed budget plan. She noted that the ESD, in partnership with Downtown Bloomington, is developing a Downtown Small Business Action Plan. The plan addresses both the built environment and business behavior, with an emphasis on strategies to attract visitors. A consultant is assisting with this effort.
Kupersmith added that Holly Warren, Assistant Director for the Arts, has been active with the BEAD Subcommittee and Capital Improvement Board on the 1% for the Arts component for the convention center. Plans are also progressing for the Hopewell 1% for the Arts project, which had previously been delayed. Installation is now expected in the fall. Kupersmith was available for questions.

VI. NEW BUSINESS

A. **Resolution 25-95: Approval of Addendum No. 1 to the VET Environmental Agreement for 714 S Rogers.** Anna Killion-Hanson presented Resolution 25-95. The addendum includes flood remediation, confirmatory mold sampling, and removal of flood-impacted building materials and debris at the RDC-owned property located at 714 South Rogers Street. In 2024, the building experienced water intrusion that did not fully dry, and additional moisture was present due to a prior roof leak. Although initial remediation was completed, mold growth has since reappeared on some wood materials due to a lapse in time and complications with restoring electrical service. During the demolition phase, power to the building was unexpectedly cut, delaying the ability to run the air handler. Power has now been restored, and the air handler is operational. VET Environmental Engineering, LLC has submitted a proposal to return to the site to perform spot treatment, selective demolition, and continued monitoring of conditions. This work is intended to stabilize the building and proactively address any remaining environmental concerns.
Killion-Hanson explained that the goal is to complete this work within the next couple of months. Killion-Hanson was available for questions.
Deborah Myerson asked for public comments. There were no comments from the public.
Laurie McRobbie moved to approve Resolution 25-95. Sue Sgambelluri seconded the motion. The motion passed unanimously.

B. **Resolution 25-96: Approval of Agreement with VET Environmental Regarding SMP Oversight for a Portion of Jackson Creek Construction.** Anna Killion-Hanson presented Resolution 25-96. As part of the environmental review process, City staff aggregated Blocks 4 through 7 into a single review area, which includes a portion of Jackson Street. The RDC previously approved work on the west side of the site. Environmental studies conducted at the Hopewell site revealed the presence of chemicals of concern and elevated levels of arsenic, levels consistent with background concentrations in Bloomington and Southern Indiana. Based on these findings, the Indiana Department of Environmental Management (IDEM) is requiring both a Soil Management Plan and a Contamination Control Plan. Although the Jackson Street section slated for construction is not located near the area where petroleum contamination was found, it is considered an integral component of the overall Hopewell infrastructure. VET Environmental Engineering, LLC developed the required Soil Management Plan and negotiated its approval with IDEM. The company currently provides environmental oversight for the Jackson Street construction project and, given their knowledge of the site, City staff recommends that they continue overseeing excavation activities. Under this Resolution, VET Environmental Engineering, LLC will be responsible for project management, excavation oversight, testing of excavated materials, and regulatory reporting. Excavated soil will be tested to determine if further remediation is necessary. It was noted that the current scope of services does not include contaminated soil disposal, trucking, hauling, associated disposal fees, or reporting related to the disposal process. A separate Resolution may be brought forward in the future to address those items, depending on the results of the soil analysis. The project will proceed in close coordination with the City's Engineering Department. Killion-Hanson was available for questions.

Deborah Myerson asked for public comments. There were no comments from the public.
Laurie McRobbie moved to approve Resolution 25-96. John West seconded the motion. The motion passed unanimously.

C. **Resolution 25-97: Approval of Agreement with CE Solutions for Structural Condition Assessment and Report.** Anna Killion-Hanson presented Resolution 25-97. She explained that a previous structural assessment of the Hopewell garage was conducted by CE Solutions several years ago; however, no action was taken at that time. Since then, ongoing issues have emerged, including guttering problems and repeated incidents involving unauthorized individuals occupying the structure. Given these developments, staff believes an updated assessment is warranted to ensure that any future repair efforts address current conditions and include a comprehensive scope of work to prevent further degradation of the facility. The immediate focus will be on the guttering system, which requires professional evaluation and repair design. The Resolution seeks approval for CE Solutions to provide updated engineering plans specifically related to the guttering system, in an amount not to exceed $11,500.00. The plans are expected to be completed by December 31, 2025. Killion-Hanson was available for questions.
Deborah Myerson asked for public comments. There were no comments from the public.
Randy Cassady moved to approve Resolution 25-97. Laurie McRobbie seconded the motion. The motion passed unanimously.

D. **Resolution 25-98: Approval of Final Expenses for Furniture, Fixtures, and Equipment for the Forge.** Jane Kupersmith presented Resolution 25-98, requesting approval for final payment to Studio Axis for their work on The Forge. Studio Axis conducted a site visit in May to perform a punch walk of the installed furniture, provided guidance on outstanding items, and completed follow-up work related to their scope. This Resolution authorizes an increase to the Furniture, Fixtures, and Equipment (FFE) budget in the amount of $1,205.75, bringing the total not-to-exceed amount to $154,449.56. The final invoice from Studio Axis will be processed through the regular claims process. Kupersmith was available for questions.
Deborah Myerson asked for public comments. There were no comments from the public.
Sue Sgambelluri moved to approve Resolution 25-98. John West seconded the motion. The motion passed unanimously.

E. **Resolution 25-99: Approval of Amendment to CDBG Agreement for Physical Improvements with Summit Hill Development Corporation.** Matt Swinney presented Resolution 25-99. Requesting approval to expand the scope of work related to the installation of bike pods and storage in the Crestmont neighborhood as well as installation of ADA compliant sidewalks, and any other work deemed necessary to improve overall accessibility and connectivity in the area. Swinney was available for questions.
Deborah Myerson asked for public comments. There were no comments from the public.
John West moved to approve Resolution 25-99. Laurie McRobbie seconded the motion. The motion passed unanimously.

F. **Resolution 25-100: Approval of Memorandum of Understanding with Bloomington Board of Public Works and the Red Cross.** Dana Kerr presented Resolution 25-100, addressing the relocation of American Red Cross blood drives previously held in the City Council Chambers. The Red Cross will begin using the second atrium in Showers West for future blood drives. At this time, there is no formal Memorandum of Understanding (MOU) in place. Under the proposed terms, the Red Cross would be responsible for setting up, tearing down, and cleaning the area after each use. The agreement would apply to any RDC-owned property used for these purposes. Public Works will draft the formal agreement, which will outline the terms of use. The Red Cross would receive scheduling priority for the designated rooms. This change also opens opportunities to utilize other available spaces. The Trades District Garage is expected to provide sufficient parking for staff and donors. City staff will coordinate the schedule with the Red Cross and ensure that nearby tenants are notified in advance of upcoming blood drive events. Kerr was available for questions.

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

Randy Cassady moved to approve Resolution 25-100. Laurie McRobbie seconded the motion. The motion passed unanimously

G. **Resolution 25-101: Approval of Change Order Package 5 for Hopewell East.** Roy Aten presented Resolution 25-101. Under Resolution 23-42, the RDC previously approved an agreement with Milestone Contractors, LP in the amount not to exceed $13,373,284.90. Additional change orders were approved through Resolutions 23-65, 23-113, 24-35, 24-50, and 24-69, bringing the total contract amount to $13,917,189.01. Change Order Package 5 includes an additional $91,489.78 in modifications, bringing the revised not-to-exceed contract total to $14,008,678.79. This package will be allocated as follows:

- **RDC portion:** $51,627.54
- **Parks Department portion:** $6,814.86
- **2022 Parks GO Bond:** $33,047.38

The change order also adds six days to the final project completion date. Originally scheduled for December 2, 2024, the new completion date accommodates necessary work, including the extension of a storm sewer pipe, ADA-compliant ramp and sidewalk repairs near Centerstone, and other scope changes. Aten noted that some of the additional work will be funded through the bond, rather than by the RDC. Aten was available for questions.

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

John West moved to approve Resolution 25-101. Sue Sgambelluri seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT

ADJOURNMENT John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:03 p.m.

Deborah Myerson, President

John West, Secretary

Date: 08/18/25