

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, July 21, 2025, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton
Street, Room 135, and via Zoom, President Deborah Myerson presiding:

<https://catstv.net/m.php?q=14791>

I. ROLL CALL

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

City Staff Present: Christina Finley, Assistant Director, Housing And Neighborhood Development;
Tammy Caswell, Financial Specialist, (HAND); Anna Dragovich, Capital Projects Manager,
Economic Sustainability Department; Holly Warren, Assistant Director for the Arts, (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, John Fernandez, CEO, The Mill
Via Zoom: Boris Ladwig, and Cole Fosbrink, Reed Financial Group

II. READING OF THE MINUTES: Randy Cassady moved to approve the minutes for June 30, 2025, and July 7, 2025, as well as the Executive Session Summary for July 11, 2025. John West seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the July 18, 2025 claim register for \$324,867.87. Randy Cassady seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS: John West moved to approve the July 11, 2025 payroll register for \$55,383.19. Sue Sgambelluri seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: The Director's Report was provided in the Commission packet. Christina Finley was available for questions.

B. Legal Report: Dana Kerr reported that the RDC owns numerous small parcels, including sections of Right-of-Way, and other property types that should be transferred to appropriate city departments to clarify ownership. He explained that he is compiling a list of these properties to address and clean up these inconsistencies. Kerr noted that this is not a simple process, but efforts are underway to identify and resolve these situations. Once finalized, the properties will be transferred to the appropriate departments, such as the Parks Department or Public Works, through a quitclaim deed. Kerr was available to answer questions.

C. Treasurer's Report: Jessica McClellan had planned to present the Reedy Financial Report for Q2; however, it was not included in the Commission packet. The report will instead be presented at the next RDC regular meeting scheduled for August 4, 2025. McClellan was available to answer questions.

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

VI. NEW BUSINESS

- A. Resolution 25-88: Approval of Permanent Blanket Stormwater Easement at Trades District, Lot 2A.** Dana Kerr presented Resolution 25-88, which authorizes a permanent blanket stormwater easement for Lot 2A in the Trades District. At the previous RDC meeting, the Commission requested that a map of Lot 2A be included; the map was provided in the current packet.

Kerr explained that the easement is a blanket easement, meaning it applies to the entire lot rather than just a portion. This approach is necessary due to the green roof structure on the property, which makes it impractical to define a limited easement area. Access would also require going through the building. Lot 2A is the location of The Forge property. Kerr was available for questions.

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

Sue Sgambelluri moved to approve Resolution 25-88. John West seconded the motion. The motion passed unanimously.

- B. Resolution 25-89: Approval of Partnership Agreement with Buskirk-Chumley Theater BCT Management, Inc.** Holly Warren presented Resolution 25-89, requesting approval of a lease agreement with Buskirk-Chumley Theater Management, Inc., which has managed the city-owned Buskirk-Chumley Theater since 2001. Warren explained that the agreement historically includes an allocation of up to \$74,000.00 annually from the RDC to fund facility upgrades—not routine repairs or replacements, but improvements that enhance the theater’s efficiency and operations. This clause is proposed to remain in the new agreement, which will run through 2027. Funding from the RDC would continue to be on a case-by-case basis, requiring the theater to submit a proposal for approval before any funds are used.

Additionally, because the theater is a Parks-owned facility, the Parks Department allocates up to \$15,000.00 annually for required maintenance, such as marquee repairs and HVAC system maintenance. Historically, the city council has provided \$55,000.00 annually to support theater operations, particularly during challenges such as the pandemic. Warren noted that under the new agreement, this operational funding will be moved from the Council’s budget to the ESD budget to increase transparency and oversight.

Jane Kupersmith added that the department actively seeks outside funding for theater improvements. Through the EPIC program, the department secured \$508,000.00 from the state to replace the HVAC system and install solar panels with battery storage. This upgrade will allow the Buskirk-Chumley to function as a cooling center during extreme heat, ensuring a safe and comfortable space for the public on designated days. Warren was available for questions.

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

Randy Cassady moved to approve Resolution 25-89. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- C. Resolution 25-90: Approval of Agreement with Mother Nature Landscaping, Inc. for Landscaping Services at the Trades District and Trades District Garage.** Jane Kupersmith presented Resolution 25-90, requesting approval of an agreement with Mother Nature Landscaping for landscape maintenance within the Trades District in areas not managed by The Mill or covered under the property management agreement for The Forge. Previously, this work was contracted to Nature’s Way. A new RFP process was conducted, resulting in two responses, with Mother Nature Landscaping identified as the lowest and most responsive bidder. Kupersmith

noted that she, along with Anna Dragovich and JD Boruff, will be the point of reference to ensure quality work and address any discrepancies in performance. This resolution proposes that the RDC approve a contract with Mother Nature Landscaping for landscape maintenance in an amount not to exceed \$19,275.00. Kupersmith was available for questions.

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

John West moved to approve Resolution 25-90. Randy Cassady seconded the motion. The motion passed unanimously.

- D. Resolution 25-91: Approval of Agreement with Marshall Security LLC for Security Patrols at Hopewell Properties.** Dana Kerr presented Resolution 25-91, requesting approval of an agreement with Marshall Security LLC for security patrol services at Hopewell properties. Marshall Security has provided these services for several years. The previous contract expired on March 1, 2025; however, the company continued operating under the same terms, utilizing remaining funds to cover additional work through June 30, 2025. The total for all invoices during this interim period was \$39,469.56, which was covered by the remaining balance of the prior contract. The proposed new agreement, effective July 1, 2025, through June 30, 2026, for an amount not to exceed \$121,056.00. Kerr shared that the Director's Report was included in the commission packet. The report detailed recent security concerns and noted that Marshall Security has responded promptly and effectively. Kerr was available for questions.

Deborah Myerson requested approval of the resolution with an amendment to append a map. Deborah Myerson asked for public comments. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-91, as amended to include the map. John West seconded the motion. The motion passed unanimously.

- E. Resolution 25-92: Approval of Expenses for Furniture, Fixtures, and Equipment for The Forge.** Jane Kupersmith and John Fernandez presented Resolution 25-92. A budget of \$150,000.00 was originally approved as part of Building Associates' bid package under Resolution 23-72. The current request includes two additional invoices from Tech Electronics of Indiana, LLC (Tech), which would increase the total expenses by \$3,243.81. Kupersmith explained that these invoices fall outside the initial scope of work and are related to security and badge access for the building. Specifically, the original plan did not include the necessary wiring for badge access.

John Fernandez noted that while the original access control plan appeared to include all required components, the wiring for badge access was not completed—making this a scope oversight rather than an installation issue.

This resolution authorizes increasing the budget to a total of \$153,243.81 and approving two claims from Tech. The expenses will be paid from **Consolidated TIF Fund 4445-15-159002-53990**. Kupersmith was available for questions.

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

John West moved to approve Resolution 25-92. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- F. Resolution 25-93: Approval of Right of Entry for Brinshore Development, LLC (BCM).** Jane Kupersmith presented Resolution 25-93, Due to limited space on the Kohr Building site, BCM

requested temporary use of a lot west of the 714 property for materials storage of materials on the designated lot through December 31, 2025, with the understanding that the agreement may be terminated earlier if necessary. Kupersmith was available for questions.

John West raised concerns regarding responsibility for potential property damage, as the current agreement does not explicitly state BCM's obligation to repair any damages.

Dana Kerr read the amendments:

- **WHEREAS**, BCM shall return possession of the property in the same or improved condition as when BCM took possession. Any improvements must be approved by city staff.
- **WHEREAS**, BCM is encouraged to provide fencing for public safety at their discretion. However, BCM is responsible for any and all injury to the public.

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

John West moved to approve Resolution 25-93, with the amendments read by Dana Kerr. Randy Cassady seconded the motion. The motion passed unanimously

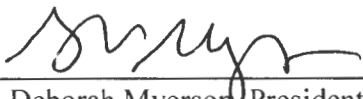
- G. Resolution 25-94: Approval of Change Orders 4 and 5 for the 17th Street Project.** Roy Aten presented Resolution 25-94. These change orders were previously approved by INDOT. Change Order 4 addressed a utility conflict requiring redesign of the storm sewer. Because these costs were related to a utility conflict, they are not eligible for federal participation. As a result, INDOT invoiced the city for the full local share. Change Order 5 involved a new casting and an adjustment to grade, which INDOT also deemed non-participating. Both items were combined into an invoice submitted to the city for payment. This resolution authorizes funding in the amount of \$34,244.16 to cover the invoice. Aten was available for questions.

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

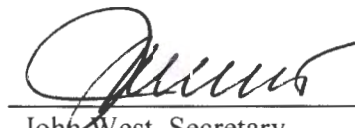
Randy Cassady moved to approve Resolution 25-94. Sue Sgambelluri seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION

- VIII. ADJOURNMENT** John West moved to adjourn. Sue Sgambelluri seconded the motion. The meeting adjourned at 6:03 PM.



Deborah Myerson, President



John West, Secretary

Date: 8/4/2025