

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, August 18, 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=14855>

I. ROLL CALL

Commissioners Present: Deborah Myerson, John West, Randy Cassady, Sue Sgambelluri,
via Zoom; Laurie McRobbie and Sam Fleener

City Staff Present: Anna Killion-Hanson, Director, Housing and Neighborhood Development
(HAND); Christina Finley, Assistant Director, HAND; Tammy Caswell, Financial Specialist, HAND;
Jane Kupersmith, Director, Economic Sustainability Department (ESD); Anna Dragovich, Capital
Projects Manager, (ESD); Dana Kerr, Assistant City Attorney, Legal Department; Kendall Knoke,
Project Engineer, Engineering Department

Others Present: Dave Askins, B Square Bulletin, *via Zoom*; Chris Emge

II. READING OF THE MINUTES: John West moved to approve the minutes for August 4, 2025, as
well as the Executive Session Summary for August 4, 2025. Sue Sgambelluri seconded the motion.
The motion passed unanimously via roll-call vote.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the August 15,
2025 claim register for \$2,258,758.76. John West seconded the motion. The motion passed
unanimously via roll-call vote.

IV. EXAMINATION OF PAYROLL REGISTERS: Sue Sgambelluri moved to approve the August 8,
2025 payroll register for \$55,091.11. John West seconded the motion. The motion passed
unanimously via roll-call vote.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: Anna Killion-Hanson shared that the Housing and Neighborhood
Development Department will be presenting its 2026 budget to the Bloomington City Council on
Wednesday, August 20, 2025, at 5:30 p.m. in the City Council Chambers. The presentation will
also be accessible via Zoom. Killion-Hanson was available for questions.

B. Legal Report: Dana Kerr shared an update on the Memorandum of Understanding (MOU) with
Bloomington Board of Public Works and the Red Cross which was approved by the RDC in
Resolution 25-100. The MOU has been sent for review by the Red Cross and their Risk
Department, and then will be returned to the City Legal Department. Then the process can move
forward, allowing the Red Cross to proceed with its blood drives. Kerr was available for questions.

C. Treasurer's Report: City staff was available to answer questions.

D. Business Development Update: Jane Kupersmith shared that she is preparing the closeout
documents for the Forge project. Kupersmith was available for questions.

VI. NEW BUSINESS

**A. Resolution 25-102: Agreement with VET Environmental for Environmental Remediation
Services at Hopewell.** Anna Killion-Hanson presented Resolution 25-102. As part of the 24 CFR
Part 58 environmental review for Blocks 4 through 7, VET Environmental Engineering, LLC

(VET) identified petroleum-related soil, groundwater, and soil-gas contamination at the northeast corner of 2nd and Rogers Streets, a former service station site. VET coordinated with IDEM and secured approval of an SMP (Soil Management Plan) and CCP (Contamination Control Plan). Given VET's site-specific technical knowledge, staff recommended retaining VET to ensure continuity and compliance with the IDEM-approved SMP/CCP. The City negotiated an agreement not to exceed \$152,486.26, which includes the excavation portion for their remediation services. The contamination was not identified in three prior Phase I or two Phase II assessments; it was discovered during VET's environmental review and investigative work. The property was acquired "as is." Work on Jackson Street is underway with ongoing testing and is not expected to delay other portions of the project. 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 25-102. Laurie McRobbie seconded the motion. The motion passed unanimously via roll-call vote.

- B. Resolution 25-103: Approval of Amended Secondary Plat for Hopewell West.** Kendall Knoke presented Resolution 25-103, an amended secondary plat for Hopewell West. He explained that the RDC had previously approved a secondary plat that legally established the lots, but a subsequent surveyor discovered that critical information was missing, which made it difficult to accurately locate lots in the field. The amended plat corrects these omissions by adding metes and bounds to all lot lines. These revisions are the only changes between the original and amended plats. Knoke emphasized that there is no cost to the City for this work, as the surveyor who prepared the original plat completed the amendment at no charge. The Bloomington Housing Authority, another property owner in the subdivision, has already signed the amended plat. Once the RDC signs, City staff will record it.

During discussion, Randy Cassady asked for confirmation that the plat updates apply to Blocks 8, 9, and 10 located at the northwest corner of Second Street and Rogers Street. Staff confirmed that was correct.

A minor correction was noted for the record in Resolution 25-103: "metes and bounds" should be spelled with metes spelled correctly.

Knoke was available for questions.

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

Randy Cassady moved to approve Resolution 25-103 with the amendment. John West seconded the motion. The motion passed unanimously via roll-call vote.

- C. Resolution 25-104: Approval to Allow the Director of HAND to Grant Rights of Entry of RDC properties.** Dana Kerr presented Resolution 25-104. This resolution will grant authority to HAND's Director to approve short-term rights of entry to RDC owned properties. Examples include public safety training, artist access, or environmental contractor work. All approvals will require signed indemnity agreements and will be reported back at subsequent RDC meetings. Kerr was available for questions.

Randy Cassady suggested to add an expiration date to the Resolution.

Dana Kerr read the Amendment:

- **WHEREAS**, This Resolution shall expire on January 31st of each year unless extended by the RDC.

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

Laurie McRobbie moved to approve Resolution 25-104, with the amendments. John West seconded the motion. The motion passed unanimously via roll-call vote.

- D. Resolution 25-105: Agreement with Tech Electronics of Indiana, LLC, for an Access Control System.** Jane Kupersmith presented Resolution 25-105. Kupersmith explained that the RDC had previously approved a Furniture, Fixtures, and Equipment (FFE) budget and an agreement with Tech Electronics for access control and video monitoring, but further work was identified as necessary to fully complete the system. The additional services include installation of badge readers and related access control hardware to ensure secure entry throughout the building.

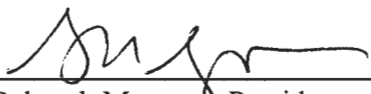
Kupersmith noted that the additional cost of \$13,437.00 was already incorporated into the FFE budget adjustments approved in Resolutions 25-72 and 25-98. With this adjustment, the total contract amount with Tech Electronics is not to exceed \$154,449.56. Kupersmith was available for questions.

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

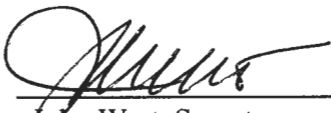
Randy Cassady moved to approve Resolution 25-105, with corrections to the Consolidated TIF funding reference. Laurie McRobbie seconded the motion. The motion passed unanimously via roll-call vote.

VII. BUSINESS/GENERAL DISCUSSION Randy Cassady noted the recent passing of Gail Cook and recognized her lasting contributions to the community.

VIII. ADJOURNMENT John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 5:51 p.m.



Deborah Myerson, President



John West, Secretary

Date: 09/02/25