

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA***  
**met on Tuesday, September 2, 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=14904>**

**I. ROLL CALL**

Commissioners Present: Deborah Myerson, John West, Randy Cassady, Sue Sgambelluri, Laurie McRobbie (*via Zoom*)

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; Jessica McClellan, Controller, Office of the Controller; Dana Kerr, Assistant City Attorney, Legal Department; Roy Aten, Sr. Project Manager, Engineering Department; Cody Toothman, Program Manager, HAND and Margie Rice, Corporation Counsel, Legal Department (*via Zoom*)

Others Present: Dave Askins, B Square Bulletin; Chris Emge and Sam Dove (*via Zoom*)

- II. READING OF THE MINUTES:** Sue Sgambelluri moved to approve the minutes for August 18, 2025. John West seconded the motion. The motion passed unanimously via roll-call vote.
- III. EXAMINATION OF CLAIM REGISTERS:** John West moved to approve the August 29, 2025 claim register for \$255,972.38. Sue Sgambelluri seconded the motion. The motion passed unanimously via roll-call vote.
- IV. EXAMINATION OF PAYROLL REGISTERS:** John West moved to approve the August 22, 2025 payroll register for \$58,013.16. Randy Cassady seconded the motion. The motion passed unanimously via roll-call vote.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director's Report:** Anna Killion-Hanson provided updates on the Hopewell site. She reported that the Jackson Street stub is currently being installed. Remediation is underway at the site and has also begun at the 714 South Rogers Street building. Killion-Hanson explained that additional work may be needed at the 714 South Rogers Street building due to the air handler being inoperable for an extended period. A separate resolution will be brought before the Commission for approval. She also noted that the Kohr Building experienced an issue last week during the installation of a radon mitigation system. When drilling through the slab, the contractor encountered an unidentified substance in the soil. A core sample was taken and has been sent for testing. Killion-Hanson stated that she will keep the Commission updated as more information becomes available. Killion-Hanson was available for questions.
- B. Legal Report:** Dana Kerr presented an amended Memorandum of Understanding (MOU) with the American Red Cross, included in the Commission packet as Attachment 1 to Resolution 25-100. He noted that while the RDC previously approved the MOU as Attachment 1 under Resolution 25-100, the Resolution itself is not being amended. The revisions reflect the Red Cross's requested updates to the indemnification and hold-harmless provisions and to the commercial insurance requirements to align with their standard agreements. Kerr was available for questions. Deborah Myerson asked for public comments. There were no comments from the public.

John West moved to approve the amended Memorandum of Understanding with the American Red Cross, included as Attachment 1 to Resolution 25-100, as presented. Sue Sgambelluri seconded the motion. The motion passed unanimously via roll-call vote.

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

**D. Business Development Update:** Jane Kupersmith was available for questions.

## **VI. NEW BUSINESS**

**A. Resolution 25-106: Approval of Funding for Change Order #1 for Hopewell West.** Roy Aten presented Resolution 25-106. The Hopewell West project was awarded to Crider & Crider in the amount of \$1,687,318.85. He explained that the change order was necessary due to the soil management plan, overseen by VET Environmental Engineering, LLC, which had not been identified prior to bidding. As a result, additional work was required for stockpiling soil until testing was complete, relocating soils to designated areas, and managing stockpiles to ensure all material remained on the project site. The change order, in the amount of \$153,444.70, also adds 14 days to the contract, extending the final completion date to November 15, 2025. Aten was available for questions.

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

Sue Sgambelluri moved to approve Resolution 25-106. Laurie McRobbie seconded the motion. The motion passed unanimously via roll-call vote.

**B. Resolution 25-107: Approval of Funding Addendum 2 for the B-Line Project.** Roy Aten presented Resolution 25-107, an addendum to the agreement with Keramida, Inc. for the B-Line Multi-Use Path Project. He explained that in Resolution 19-91, the RDC approved a Project Review & Approval Form for the extension of the B-Line Trail to a new multi-use path on 17th Street and for improvements to the intersection of West Fountain Drive and North Crescent Road, which included environmental remediation. The Board of Public Works subsequently approved an agreement with Keramida, Inc. in the amount of \$5,340.00. In Resolution 25-86, the RDC approved Addendum No. 1, which increased the contract to \$37,115. Aten stated that Keramida, Inc. was engaged to manage the removal of lead-impacted soil; however, because the quantities were unknown at the time, disposal fees were not included. Waste Management has now invoiced \$11,666.00 for disposal of the impacted soil at the Twin Bridges Landfill. Addendum No. 2 increases the contract by \$11,666.00, bringing the total to \$48,781.00. Aten was available for questions.

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

Laurie McRobbie moved to approve Resolution 25-107. Sue Sgambelluri seconded the motion. The motion passed unanimously via roll-call vote.

**C. Resolution 25-108: Approval of Lease for Fourth Street Garage Commercial/Office Space with Visit Bloomington.** Jane Kupersmith presented Resolution 25-108, an amendment to the lease agreement with Visit Bloomington for commercial/office space in the Fourth Street Garage. She explained that the RDC previously approved the lease under Resolution 25-59. Following that approval, Visit Bloomington Executive Director Mike McAfee brought the lease back to his board for review and conducted a more detailed analysis of site build-out costs. Based on this review, Visit Bloomington requested a reduction in the annual rental rate. After consultation with Director Anna Killion-Hanson and additional market research, staff determined that the proposed rent is consistent with comparable market rates. She noted that staff recommended approval of the revised rent structure. The lease includes four renewal terms, with rental rates subject to negotiation and approval through addendums at the time of each renewal. She emphasized that Visit Bloomington was especially interested in these renewal terms given its significant investment in the site and its commitment to the area due to the presence of the convention center. Kupersmith concluded by noting that Mr. McAfee was unable to attend the meeting due to a scheduling conflict but expressed his support for the Resolution. Kupersmith and Dana Kerr were available for questions. Deborah Myerson asked for public comments. There were no comments from the public. Randy Cassady moved to approve Resolution 25-108, with the amendments. John West seconded the motion. The motion passed unanimously via roll-call vote.

- D. Resolution 25-109: Approval of Second Amendment to the CARES Act CDBG Grant Award to Bloomington Housing Authority.** Cody Toothman presented Resolution 25-109, a request to grant an extension of the contract date for the CARES Act CDBG grant award to the Bloomington Housing Authority. He explained that the original contract required all funds to be spent by May 2023, although the language also referenced a six-year expenditure period. HUD's final deadline for the use of these funds is September 1, 2026, after which any unspent amounts must be returned. The amendment aligns the contract with HUD's cutoff date, granting the Bloomington Housing Authority until September 1, 2026 to fully expend the grant funds. Toothman was available for questions.  
Deborah Myerson asked for public comments. There were no comments from the public.  
John West moved to approve Resolution 25-109. Sue Sgambelluri seconded the motion. Randy Cassady stepped out of the room and was not present for the vote. The motion passed via roll-call vote.
- E. Resolution 25-110: Approval of Second Amendment to the CARES Act CDBG Grant Award to Community Justice and Mediation Center.** Cody Toothman presented Resolution 25-110, a request to grant an extension of the contract date for the CARES Act CDBG grant award to the Community Justice and Mediation Center. He explained that the original contract required all funds to be spent by May 2023, although the language also referenced a six-year expenditure period. HUD's final deadline for the use of these funds is September 1, 2026, after which any unspent amounts must be returned. The amendment aligns the contract with HUD's cutoff date, granting the Community Justice and Mediation Center until September 1, 2026 to fully expend the grant funds. Toothman was available for questions.  
Deborah Myerson asked for public comments. There were no comments from the public.  
John West moved to approve Resolution 25-110. Sue Sgambelluri seconded the motion. Randy Cassady stepped out of the room and was not present for the vote. The motion passed via roll-call vote.
- F. Resolution 25-111: Approval of Second Amendment to the CARES Act CDBG Grant Award to Middle Way House.** Cody Toothman presented Resolution 25-111, a request to grant an extension of the contract date for the CARES Act CDBG grant award to the Middle Way House. He explained that the original contract required all funds to be spent by May 2023, although the language also referenced a six-year expenditure period. HUD's final deadline for the use of these funds is September 1, 2026, after which any unspent amounts must be returned. The amendment aligns the contract with HUD's cutoff date, granting the Middle Way House until September 1, 2026 to fully expend the grant funds. Toothman was available for questions.  
Deborah Myerson asked for public comments. There were no comments from the public.  
John West moved to approve Resolution 25-111. Sue Sgambelluri seconded the motion. Randy Cassady stepped out of the room and was not present for the vote. The motion passed via roll-call vote.
- G. Resolution 25-112: Approval of Second Amendment to the CARES Act CDBG Grant Award to Pantry 279.** Cody Toothman presented Resolution 25-112, a request to grant an extension of the contract date for the CARES Act CDBG grant award to the Pantry 279. He explained that the original contract required all funds to be spent by May 2023, although the language also referenced a six-year expenditure period. HUD's final deadline for the use of these funds is September 1, 2026, after which any unspent amounts must be returned. The amendment aligns the contract with HUD's cutoff date, granting the Pantry 279 until September 1, 2026 to fully expend the grant funds. Toothman was available for questions.  
Deborah Myerson asked for public comments. There were no comments from the public.  
John West moved to approve Resolution 25-112. Sue Sgambelluri seconded the motion. Randy Cassady stepped out of the room and was not present for the vote. The motion passed via roll-call vote.
- H. Resolution 25-113: Approval of Agreement with Weddle Bros. Construction Co., Inc. Temporary Storage at Convention Center Parking Lot.** Dana Kerr presented Resolution 25-

113, an agreement with Weddle Bros. Construction Co., Inc. for temporary storage space at the Convention Center parking lot. An attachment to the Resolution included a map showing the affected parcels. The site is located south of the adjacent hotel and next to another privately-owned lot. The map identifies the portion where Weddle Bros. requested temporary storage of materials during the Convention Center expansion project. The Resolution approves a right-of-entry agreement granting Weddle Bros. access to this space for storage during construction. Kerr was available for questions.

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

Resolution 25-113 was tabled and will be reconsidered at a future RDC meeting.

- I. Resolution 25-114: Approval of Merrill Lynch Key Provisions of Lease Termination.** Margie Rice and Dana Kerr presented Resolution 25-114, an agreement regarding the Merrill Lynch lease. They explained that the tenant will remain in the space and continue paying rent until March 2026, with the City not being responsible for any moving expenses. The tenant is downsizing and no longer requires such a large space. Bond counsel confirmed that the lease arrangement is acceptable and reduces private use. Rice and Kerr noted that an inventory of the items left behind will be prepared, and those items may be reused by the City. The inventory would be considered an asset to the City. Rice and Dana Kerr were available for questions.

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

Sue Sgambelluri moved to approve Resolution 25-114. Randy Cassady seconded the motion. The motion passed unanimously via roll-call vote.

- J. Resolution 25-115: Approval of Bloomington Health Foundation, Inc., Key Provisions of Lease Termination.** Dana Kerr presented Resolution 25-115. Kerr explained that the Bloomington Health Foundation, Inc. agreed to vacate its leased space at Showers West early, by October 15, 2025. As part of the negotiated terms, the RDC would waive lease payments for August, September, and through October 15, 2025. In addition, the tenant requested reimbursement of moving expenses in the amount of \$19,542.50. Kerr noted that although there are potential litigation considerations, the benefit of having the tenant vacate early and transition to a new location serves the interest of both the RDC and the community. Kerr noted that the Bloomington Health Foundation, Inc. is a non-profit and a good community partner to serve our citizens. The Commission previously approved the original lease agreement with the Bloomington Health Foundation, Inc. under Resolution 22-29. Kerr was available for questions. Deborah Myerson asked for public comments. There were no comments from the public. Sue Sgambelluri moved to approve Resolution 25-115. Randy Cassady seconded the motion. John West abstained from the vote. The motion passed via roll-call vote.

## **VII. BUSINESS/GENERAL DISCUSSION**

- VIII. ADJOURNMENT** Sue Sgambelluri moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:00 p.m.



Deborah Myerson, President

Sue Sgambelluri Vice-President



John West, Secretary

Date: 10/20/25