

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, September 15, 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=14945>

I. ROLL CALL

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

City Staff Present: 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; Anna Killion-Hanson, Director, Housing and Neighborhood Development (HAND) (*via Zoom*)

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

II. READING OF THE MINUTES: John West moved to approve the Executive Session Summary as well as the regular meeting minutes for September 2, 2025. Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: Laurie McRobbie moved to approve the September 12, 2025, claim register for \$77,669.42. Sue Sgambelluri seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS: John West moved to approve the September 5, 2025, payroll register for \$56,288.44. Sue Sgambelluri seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

- A. Director's Report:** Anna Killion-Hanson provided updates on the grant agreement with HUD. She reported that HUD has accepted the City's Five-Year Consolidated Plan and Annual Action Plan, allowing staff to move forward with the allocation of just over \$1.3 million. Killion-Hanson asked if two Commissioners could serve on the 2025 Citizens Advisory Committee—one for physical improvements and one for social services. The meetings are scheduled for November 6, 2025, at 5:30 p.m. and November 13, 2025, at 5:30 p.m. Deborah Myerson will serve for social services and Randy Cassady will serve for physical improvements. At College Square, roof leaks continue to be an issue. Staff has been forced to address the situation while tenants remain in the building. At the Hopewell site, three underground oil tanks were struck during excavation; all three have been removed, and additional soil testing is underway. At 714 S. Rogers Street, more mold growth was discovered, requiring additional remediation. Deborah Myerson asked if the Commission could receive quarterly reports detailing expenditures on maintenance and repairs. Myerson also requested current estimated cost of demolition, and a projected renovation timeline. She noted that such information would provide a helpful reference point when evaluating the building's potential future use. Killion-Hanson responded that staff could likely share a report in October or November. At the Trades District Garage, there have been issues with vandalism, including damage to the HVAC system.

At Hopewell Commons, transients have removed boards from the swings, and other vandalism has occurred. Staff is working on a plan to address these issues, and Marshall Security Inc. is providing security for the site.

B. Legal Report: Dana Kerr was available for questions.

C. Treasurer's Report: Jessica McClellan was available for questions.

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

VI. NEW BUSINESS

A. Resolution 25-116: Approval of Addendum No. 2 to the VET Environmental Engineering LLC Agreement Regarding 714 South Rogers Street. Anna Killion-Hanson presented Resolution 25-116. She explained that during the study performed by VET Environmental Engineering LLC, additional mold was discovered in the building, including growth on steel on the main level. Addendum No. 2 would add an additional \$50,000 for the remediation, bringing the not-to-exceed contract total to \$75,000, to be paid from Fund 2519-15-150000-53990. Killion-Hanson was available for questions.

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

John West moved to approve Resolution 25-116. Laurie McRobbie seconded the motion. Randy Cassady voted no. The motion passed.

B. Resolution 25-117: Approval of Addendum No. 1 to Agreement with VET Environmental Engineering LLC for Environmental Remediation Services at Hopewell. Anna Killion-Hanson presented Resolution 25-117. She explained that three underground oil tanks were discovered near the roadway, which increased costs for proper disposal. The work remains consistent with IDEM's approved contamination plan. Addendum No. 1 adds an additional \$63,404.33, bringing the not-to-exceed contract amount to \$215,890.59, payable from the Consolidated TIF Fund 4445-15-159001-53990.

Dana Kerr explained that the tanks were ultimately found up against the roadway. They were full of water, which made them undetectable during the study. He noted that the site had once housed two generations of fuel stations, the first, documented in 1947, showed three tanks located behind the building. The three tanks recently discovered each had a 10,000-gallon capacity. Tanks of that size were not typically in use in 1947, suggesting they may have been installed later. He further explained that aerial photographs and Sanborn maps from 1963 provided no indication of the tanks, and they had also remained undiscovered through numerous Phase I and Phase II environmental assessments conducted in prior years.

Deborah Myerson asked for comments from the public. There were no comments from the public. Randy Cassady moved to approve Resolution 25-117. Laurie McRobbie seconded the motion. The motion passed unanimously.

C. Resolution 25-118: Approval of Agreement with VET Environmental Engineering LLC for Environmental Mold Inspection Services at the Trades District Garage. Anna Killion-Hanson presented Resolution 25-118. She explained that there have been ongoing issues with the HVAC equipment at the Trades District Garage. The units appear to be oversized, and because there is no hot air reheat, the system has been short cycling instead of adequately drying the air. As a result, water has been dripping from the ductwork and causing condensation on the walls. Staff is working on a solution and are hopeful that the cause of the issue has been identified. Their primary concern is ensuring that no additional mold develops. An indoor air quality assessment will be conducted to confirm safe conditions. The agreement is in the amount of \$1,309.38 for mold testing.

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

Sue Sgambelluri moved to approve Resolution 25-118. John West seconded the motion. The motion passed unanimously.

D. Resolution 25-119: Approval of Crash Research & Analysis, Inc. Key Provisions of Lease Termination. Dana Kerr presented Resolution 25-119. He explained that City's Legal department has negotiated an early termination of the lease, with the tenants agreeing to vacate as early as

October 1, 2025. Kerr stated that the request is reasonable and amicable. The City has contracted a moving company, coordinated through JD Boruff, with costs not to exceed \$2,000. The tenant will not be assessed any parking fees. The tenant currently pays \$931 per month in rent; Kerr noted that the monthly rent is less than the costs associated with early termination. The rental agreement otherwise expires December 31, 2025.

Dana Kerr read the amendments requested by the commission.

● WHEREAS, the City staff is negotiating a lease termination with Tenant that includes as key provisions that Tenant shall vacate the Property earlier than December 13, 2025, by doing so on or before October 1, 2025, that the RDC will a) provide moving services for their personal property except that Tenant must pack miscellaneous items and Tenant must handle moving all IT equipment and devices (Showers West to Fountain Square, with estimated cost of less than One Thousand Dollars (\$1,000.00), b) the RDC will supply Tenant with two parking passes for the Fourth Street Garage covering October 1, 2025, to September 30, 2026, and c) that the RDC shall pay tenant a sum not to exceed One Thousand Dollars (\$1,000.00) for other expenses related to the termination of Tenant's lease; and,

● 2. The Bloomington Redevelopment Commission finds that the key provisions detailed above are acceptable, including:

● The direct payment for the moving expenses at a cost of not to exceed One Thousand Dollars (\$1,000.00),

● Two parking passes at the Fourth Street Garage (in kind, valued at \$116 per month for 12 months for two passes, for \$2,784).

● Payment to Tenant in an amount not to exceed One Thousand Dollars (\$1,000) for other expenses related to the termination of the Tenant's lease (includes costs of a new countertop at their new location of \$815, and costs for packing materials not to exceed \$185).

● RDC will forego additional lease payments.

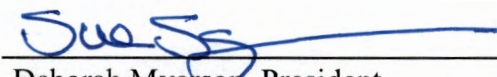
Deborah Myerson asked for public comments. There were no comments from the public.

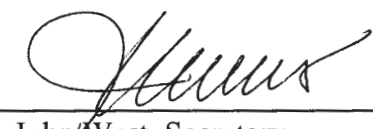
Randy Cassady moved to approve Resolution 25-119, with the amendments. Sue Sgambelluri seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION Randy Cassady shared that a vigil took place at Indiana University Bloomington and he expressed appreciation for the grace and dignity shown by the IU students. He noted that the event was a reminder of the compassion and unity that exist within the community.

There were discussions on the upcoming RDC schedules.

VIII. ADJOURNMENT John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:17 p.m.


Deborah Myerson, President
Sue Sgambelluri Vice President.


John West, Secretary

Date: 10/20/25