

AGENDA
REDEVELOPMENT COMMISSION

November 3, 2025, at 5:00 p.m.
Bloomington City Hall, 401 North Morton Street
McCloskey Conference Room, Suite 135

The public may also attend virtually at the following link:

<https://bloomington.zoom.us/j/81793932973?pwd=v8k08Nbp9NAHwWFKqGVhikrik80rE.1>

Meeting ID 817 9393 2973 Passcode 911201

The City also offers virtual options, including CATS public access television
(live and tape delayed) found at <https://catstv.net/>.

Redevelopment Commission Members

- Deborah Myerson, President – Term: 1/1/2025-12/31/2025 (Council Appointment)
- Sue Sgambelluri, Vice-President – Term: 1/1/2025-12/31/2025 (Appointed by the Mayor)
- John West, Secretary – Term: 1/1/2025 – 12/31/2025 (Appointed by the Mayor)
- Laurie McRobbie – Term: 1/1/2025 – 12/31/2025 (Appointed by the Mayor)
- Randy Cassady – Term: 1/1/2025 – 12/31/2025 (Council Appointment)
- Sam Fleener – Term: 1/1/2025 – 12/31/2025 (MCCSC Representative, non-voting)
- Anna Killion-Hanson- Redevelopment Commission Executive Director
- Jessica McClellan - Redevelopment Commission Treasurer

I. ROLL CALL

II. MINUTES –October 20, 2025

III. EXAMINATION OF CLAIM REGISTERS – October 24, 2025, for \$309,170.65

IV. EXAMINATION OF PAYROLL REGISTERS – October 17, 2025, \$56,316.86

V. REPORT OF OFFICERS AND COMMITTEES

- A. Director's Report
- B. Legal Report
- C. Treasurer's Report - Annual TIF Report
- D. CDFI Friendly Update

VI. OLD BUSINESS

Resolution 25-127: Resolution to Earmark Funds for Infrastructure Design in the SW Quadrant of the City of
Bloomington

VII. NEW BUSINESS

- A. Resolution 25-130: Approval of Agreement with Flintlock Ltd. Co. for Comprehensive and Coordinated Design of Hopewell South, Blocks 9 and 10
- B. Resolution 25-131: Approval of Agreement with American Structurepoint, Inc. for Feasibility Study of 714 South Rogers Street for Reuse as a Public Safety Facility
- C. Resolution 25-132: Approval of Environmental Restrictive Covenant at Hopewell West, Blocks 4-7

VIII. BUSINESS/GENERAL DISCUSSION

IX. ADJOURNMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible to some individuals. If you encounter difficulties accessing material in this packet, please get in touch with Anna Killion-Hanson at anna.killionhanson@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA

met on Monday, October 20, 2025, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, Room 135, and via Zoom, with Vice President Sue Sgambelluri presiding:

<https://catstv.net/m.php?q=15086>

I. ROLL CALL

Commissioners Present: Sue Sgambelluri, John West, Randy Cassady, and Sam Fleener (MCCSC Representative)

Commissioners Absent: Laurie McRobbie and Deborah Myerson

City Staff Present: Anna Killion-Hanson, Director, Housing and Neighborhood Development Department (HAND); Christina Finley, Assistant Director, HAND; Tammy Caswell, Financial Specialist, HAND; Matt Swinney, Program Manager, HAND; Cody Toothman, Program Manager, 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

Others Present: Travis Vencel, Development Director, Sullivan Development; Dave Askins, B-Square Bulletin; Chris Emge, and Julius Mitchell (via Zoom)

II. READING OF THE MINUTES: Randy Cassady moved to approve the Executive Session Summary as well as the regular meeting minutes for October 14, 2025. John West seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: John West moved to approve the September 26, 2025 claim register for \$1,049,210.40, and October 3, 2025, for \$55,791.82. Randy Cassady 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. Randy Cassady seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: Anna Killion-Hanson thanked community members and RDC Commissioners for attending the Hopewell South kickoff event. Killion-Hanson was available for questions.

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

C. Treasurer's Report: Jessica McClellan presented the RDC Projects Summary Report. McClellan was available for questions.

D. Business Development Update: Jane Kupersmith invited the Commissioners and the public to attend Innovation Week, taking place November 4–7. Each day will feature a different theme—

● Tuesday: HealthTech

● Wednesday: GovTech

● Thursday: Artificial Intelligence

● Friday will culminate with creative arts and a Community Block Party.

The Community Block Party will be held on Friday, November 7, from 5:00 p.m. to 8:00 p.m. Attendees who register in advance will have the opportunity to tour facilities in the Trades District, including the Forge. Kupersmith was available for questions.

VI. NEW BUSINESS

- A. Resolution 25-127: Resolution to Earmark Funds for Infrastructure Design in the SW Quadrant of the City of Bloomington.** Roy Aten and Dana Kerr presented Resolution 25-127. Aten stated that the request is to set aside and earmark \$5,000,000 of existing Consolidated TIF Funds for public infrastructure improvements located in the southwest quadrant of the city, bordered by Tapp Road to the south, and Interstate 69, 2nd Street/Bloomfield Road, and Adams Street to the east. The improvements are intended to support future development and address the need for an improved north–south corridor in collaboration with Monroe County. Aten and Kerr were available for questions.
Randy Cassady moved to table Resolution 25-127. John West seconded the motion. The resolution was tabled for a future meeting.
- B. Resolution 25-120: Approval of First Amendment to 2022 CDBG Physical Improvement Grant with CBU.** Matt Swinney presented Resolution 25-120. He explained that this project has faced a long process with environmental review issues, but those are now nearing completion. The request is to extend the agreement until the end of 2026 and to increase funding to cover additional costs incurred during the project. CBU has a plan in place to meet the required timeline. Swinney was available for questions.
Randy Cassady moved to approve Resolution 25-120. John West seconded the motion. The motion passed unanimously.
- C. Resolution 25-121: Approval of 2025 CDBG Social Services Grant with Boys and Girls Club.** The funding agreement is for an amount not to exceed \$20,891.
- D. Resolution 25-122: Approval of 2025 CDBG Social Service Grant with Community Kitchen.** The funding agreement is for the Free Meals Program in an amount not to exceed \$20,891.00.
- E. Resolution 25-123: Approval of 2025 CDBG Social Service Funding Agreement with Hoosier Hills Food Bank.** The funding agreement is for an amount not to exceed \$17,141.00.
- F. Resolution 25-124: Approval of 2025 CDBG Social Service Grant with Mother Hubbard’s Cupboard.** The funding agreement is for an amount not to exceed \$17,141.00.
- G. Resolution 25-125: Approval of 2025 CDBG Social Service Grant with Middle Way House.** The funding agreement is for an amount not to exceed \$11,766.00.
- H. Resolution 25-126: Approval of 2025 CDBG Social Service Grant with Pathways.** The funding agreement is for an amount not to exceed \$11,766.00.
Anna Killion-Hanson noted that under the federal Community Development Block Grant (CDBG) program, no more than 15 percent of the annual allocation may be awarded to social service projects, 20 percent for administration, and 65 percent reserved for physical improvement projects such as infrastructure and housing rehabilitation. The Citizen Advisory Committee (CAC), which includes community members, one member of City Council, and one RDC representative, reviews and scores applications for both categories. The HAND Department facilitates two funding rounds each year—one for physical improvements and one for social services. Killion-Hanson added that the HAND Department consistently receives more funding requests than can be fulfilled, particularly in the social services category due to the 15 percent cap.
The Resolution further specifies that no funds may be expended prior to the completion of the required environmental review and the execution of a funding agreement, in accordance with 24 CFR Part 58. Toothman and Killion-Hanson were available for questions.
John West moved to approve Resolution 25-121, 25-122, 25-123, 25-124, 25-125, and 25-126. Randy Cassady seconded the motion. The motion passed unanimously.
- I. Resolution 25-128: Resolution Amending the Declaratory Resolution and the Economic Development Plan for the Bloomington Consolidated Economic Development Area.** Dana Kerr requested for Resolution 25-128 to be removed from the agenda.
- J. Resolution 25-129: Approval of Environmental Restrictive Covenant on Property at West Fountain Drive and West Eighth Street and Authorization for Installation of a Dry Detention Storm water Facility.** Dana Kerr presented Resolution 25-129. He explained that the

site is a section of roadway located at the intersection of Fountain Drive and 8th Street, owned by the RDC. As part of last year's stormwater project, the City of Bloomington Utilities (CBU) received RDC approval to conduct environmental sampling to obtain a site status letter from the Indiana Department of Environmental Management (IDEM) following the discovery of contaminated materials. IDEM requires that an Environmental Restrictive Covenant be recorded for any site where contamination remains. Because this parcel lies within the public right-of-way but is owned by the RDC, Commission approval is needed to authorize placement of the covenant. Kerr was available for questions.

Randy Cassady moved to approve Resolution 25-129. John West seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 5:50 p.m.

Sue Sgambelluri, Vice President

John West, Secretary

Date: _____



**KERRY THOMSON
MAYOR**

CITY OF BLOOMINGTON

401 N Morton St 240
Post Office Box 100
Bloomington IN 47402

**JESSICA MCCLELLAN
CONTROLLER**

CONTROLLER'S OFFICE

p 812.349.3412
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controller@bloomington.in.gov

Claims Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Treasurer
Date: 10-24-2025 (\$309,170.65)
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 10-11-2025 to 10-24-2025. In signing below, I am expressing my opinion that based on that review, these claims have complied with the City's internal claims approval process, including the submission of the documentation and the necessary signatures and internal approvals.

Cheryl Gilliland-Deputy Controller
Controller's Office

In consultation with Anna Killion-Hanson, Director of Housing and Neighborhood Development, I have reviewed the Claims Register covering the time period from 10-11-2025 to 10-24-2025, with respect to claims to be paid from Tax Increment funds. In signing below, I am expressing my opinion that based on that review; these claims are a permissible use of Tax Increment funds.

Signed by:

E9A0FAE19B82413

Margie Rice, Corporation Counsel

REGISTER OF CLAIMS

Board: Redevelopment Commission Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
10/24/25	Claims				\$309,170.65
					<u>\$309,170.65</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$309,170.65

Dated this 17th day of Oct year of 2025.

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office Cheryl Siland



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/11/25 - 10/24/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 1101 - General										
Department 15 - HAND										
Program 150500 - Housing										
Account 53320 - Advertising										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007343315A	15-Public Notice-release of funds for Life Designs	Paid by EFT # 68696		10/14/2025	10/14/2025	10/24/2025		10/24/2025	75.92
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007343315D	15-Public Notice-BHQA 9/7/25 Meeting Order #11649416	Paid by EFT # 68696		10/14/2025	10/14/2025	10/24/2025		10/24/2025	61.36
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007343315E	15-Public Notice-release of funds Centerstone-120 N Hopewell	Paid by EFT # 68696		10/14/2025	10/14/2025	10/24/2025		10/24/2025	84.24
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007343315F	15-Public Notice-Centerstone-Flooring Repairs at 809 W 1st St	Paid by EFT # 68696		10/14/2025	10/14/2025	10/24/2025		10/24/2025	74.36
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007343315G	15-Public Notice-Release for funds New Playground Equip	Paid by EFT # 68696		10/14/2025	10/14/2025	10/24/2025		10/24/2025	86.84
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007343315H	15-Public Notice-Middle Way House-Interior Improvements	Paid by EFT # 68696		10/14/2025	10/14/2025	10/24/2025		10/24/2025	74.36
Account 53320 - Advertising Totals							Invoice Transactions 6			\$457.08
Account 53910 - Dues and Subscriptions										
259 - Indiana Association Of Cities & Towns (AIM)	2025/26 Dues	15-AIM 2025-2026 Membership Dues for A. Hanson	Paid by Check # 80710		10/14/2025	10/14/2025	10/24/2025		10/24/2025	125.00
748 - National Community Development Association	FY26-198Dues	15-Membership dues July 1, 2025 through June 30, 2026	Paid by EFT # 68773		10/14/2025	10/14/2025	10/24/2025		10/24/2025	940.00
3560 - First Financial Bank / Credit Cards	9.22.25	15-Microsoft 365 Subscription renewal-Jo Stong	Paid by Check # 80703		10/15/2025	10/15/2025	10/15/2025		10/15/2025	106.99
Account 53910 - Dues and Subscriptions Totals							Invoice Transactions 3			\$1,171.99
Account 53990 - Other Services and Charges										
9281 - Jack Henry Bryant (H and K Maintenance LLC)	INV-0000850	15-Lawncare-Evergreen Village-mowing 9/11 & 9/26/25	Paid by EFT # 68653		10/14/2025	10/14/2025	10/24/2025		10/24/2025	130.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions 1			\$130.00
Program 150500 - Housing Totals							Invoice Transactions 10			\$1,759.07



Board of Redevelopment Commission Claim Register

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 1101 - General										
Department 15 - HAND										
Program 151000 - Neighborhood										
Account 53310 - Printing										
3892 - Midwest Color Printing, INC	INV-23980A	15-250 Business cards for A. Van Rooy	Paid by EFT # 68764		10/14/2025	10/14/2025	10/24/2025		10/24/2025	75.83
Account 53310 - Printing Totals							Invoice Transactions	1		<u>\$75.83</u>
Program 151000 - Neighborhood Totals							Invoice Transactions	1		<u>\$75.83</u>
Program 151600 - Title 16										
Account 53910 - Dues and Subscriptions										
53442 - Paragon Micro, INC	S5728137	15-Microsoft Annual license (5) Inspectors-10/2/25-10/1/26	Paid by EFT # 68778		10/14/2025	10/14/2025	10/24/2025		10/24/2025	1,194.95
Account 53910 - Dues and Subscriptions Totals							Invoice Transactions	1		<u>\$1,194.95</u>
Program 151600 - Title 16 Totals							Invoice Transactions	1		<u>\$1,194.95</u>
Program 152000 - Historic Preservation										
Account 53230 - Travel										
10071 - Noah Sandweiss	INSTHIST-10.25	15-per diem/mileage-IN Landmarks ST historic Conf-Ft Wayne-9/30-	Paid by EFT # 68803		10/14/2025	10/14/2025	10/24/2025		10/24/2025	436.00
Account 53230 - Travel Totals							Invoice Transactions	1		<u>\$436.00</u>
Account 53320 - Advertising										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007343315B	15-Public Notice-Release of funds - Centerstone-322 S Grant	Paid by EFT # 68696		10/14/2025	10/14/2025	10/24/2025		10/24/2025	74.36
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0007343315C	15-Public Notice-Life Designs 1826 S Covey Lane	Paid by EFT # 68696		10/14/2025	10/14/2025	10/24/2025		10/24/2025	74.36
Account 53320 - Advertising Totals							Invoice Transactions	2		<u>\$148.72</u>
Program 152000 - Historic Preservation Totals							Invoice Transactions	3		<u>\$584.72</u>
Department 15 - HAND Totals							Invoice Transactions	15		<u>\$3,614.57</u>
Fund 1101 - General Totals							Invoice Transactions	15		<u>\$3,614.57</u>
Fund 2209 - LIT – Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
19173 - A-1 Town Homes & Apartments, LLC	R101 Fuller	15-Security Rent dep. assistance-1513 S Dorchester Dr-K. Fuller	Paid by Check # 80706		10/14/2025	10/14/2025	10/24/2025		10/24/2025	500.00



Board of Redevelopment Commission Claim Register

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2209 - LIT – Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
6088 - The Pyramid Group, INC	R101 Korte	15-Security Rent dep. assistance-415 N Kimble Dr, Lt 3-M. Korte	Paid by Check # 80724		10/14/2025	10/14/2025	10/24/2025		10/24/2025	500.00
Account 53960 - Grants Totals										Invoice Transactions 2
										\$1,000.00
Account 53990 - Other Services and Charges										
7862 - Torrance E Hamilton (Winslow Ranch Marketing, LLC)	1657	15-Social Media Marketing-HAND Department - 09/30/2025	Paid by EFT # 68707		10/14/2025	10/14/2025	10/24/2025		10/24/2025	580.00
Account 53990 - Other Services and Charges Totals										Invoice Transactions 1
										\$580.00
Program 150000 - Main Totals										Invoice Transactions 3
										\$1,580.00
Department 15 - HAND Totals										Invoice Transactions 3
										\$1,580.00
Fund 2209 - LIT – Economic Development Totals										Invoice Transactions 3
										\$1,580.00
Fund 2404 - HOME										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
5900 - VET Environmental Engineering, LLC	8755	15-Environmental Serv-soil Sampling for Kohr Building	Paid by EFT # 307		10/14/2025	10/14/2025	10/24/2025		10/24/2025	980.07
Account 53990 - Other Services and Charges Totals										Invoice Transactions 1
										\$980.07
Program 150000 - Main Totals										Invoice Transactions 1
										\$980.07
Department 15 - HAND Totals										Invoice Transactions 1
										\$980.07
Fund 2404 - HOME Totals										Invoice Transactions 1
										\$980.07
Fund 2505 - CC Jack Hopkins NR17-42 (S0011)										
Department 05 - Common Council										
Program 050000 - Main										
Account 53960 - Grants										
15 - Big Brothers Big Sisters of South Central IN	JH25-10.1.25	15-JH25-payroll for 6/21-7/20/25	Paid by EFT # 68643		10/14/2025	10/14/2025	10/24/2025		10/24/2025	2,861.25
686 - Habitat For Humanity of Monroe County INC	JH25-10.2.25	15-JH25-salaries 8/24-9/20/25-Voucher #257	Paid by EFT # 68706		10/14/2025	10/14/2025	10/24/2025		10/24/2025	4,888.41
2942 - People & Animal Learning Services, INC	JH25-10.1.25	15-JH25-adult group Horsemanship lessons - Sept 2025-Inv 10186	Paid by EFT # 68780		10/14/2025	10/14/2025	10/24/2025		10/24/2025	2,800.00



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/11/25 - 10/24/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2505 - CC Jack Hopkins NR17-42 (S0011)										
Department 05 - Common Council										
Program 050000 - Main										
Account 53960 - Grants										
7014 - Society of St. Vincent De Paul, Archdiocesan INC.	JH25-9.30.25	15-JH Grant-utility assistance - 13 clients- Inv #6	Paid by EFT # 68813		10/14/2025	10/14/2025	10/24/2025		10/24/2025	3,814.50
179 - Special Olympics Indiana, INC	JH25-10.1.25	15-uniforms for participants - softball jerseys	Paid by EFT # 68819		10/14/2025	10/14/2025	10/24/2025		10/24/2025	1,560.00
Account 53960 - Grants Totals							Invoice Transactions	5		\$15,924.16
Program 050000 - Main Totals							Invoice Transactions	5		\$15,924.16
Department 05 - Common Council Totals							Invoice Transactions	5		\$15,924.16
Fund 2505 - CC Jack Hopkins NR17-42 (S0011) Totals							Invoice Transactions	5		\$15,924.16
Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
9281 - Jack Henry Bryant (H and K Maintenance LLC)	INV-0000852	15-Lawncare-RDC owned Properties-mowing September 2025	Paid by EFT # 68653		10/14/2025	10/14/2025	10/24/2025		10/24/2025	2,260.00
9281 - Jack Henry Bryant (H and K Maintenance LLC)	INV-0000853	15-Vegetation removal Cottage Grove Ave Lots-10/7	Paid by EFT # 68653		10/14/2025	10/14/2025	10/24/2025		10/24/2025	2,090.00
293 - J&S Locksmith Shop, INC	263354	15-Service call at 200 S College to unlock door	Paid by EFT # 68732		10/14/2025	10/14/2025	10/24/2025		10/24/2025	75.00
5648 - Reedy Financial Group, PC	12648	15-Due Diligence/Convention Ctr Hotel Proj- June 2025	Paid by EFT # 68794		10/14/2025	10/14/2025	10/24/2025		10/24/2025	4,373.00
5648 - Reedy Financial Group, PC	12976	15-Due Diligence/Convention Ctr Hotel Proj - August 2025	Paid by EFT # 68794		10/14/2025	10/14/2025	10/24/2025		10/24/2025	6,219.85
5648 - Reedy Financial Group, PC	12808	15-Due Diligence/Convention Ctr Hotel Proj - July 2025	Paid by EFT # 68794		10/14/2025	10/14/2025	10/24/2025		10/24/2025	10,220.75
6688 - SSW Enterprises, LLC (Office Pride)	Inv-281379	15-Janitorial Services- 5x's per week-Showers West - Sept 2025	Paid by EFT # 68820		10/14/2025	10/14/2025	10/24/2025		10/24/2025	1,648.00
6688 - SSW Enterprises, LLC (Office Pride)	Inv-281409	15-Cleaning Services- Space leased to ESNET - Sept 2025	Paid by EFT # 68820		10/14/2025	10/14/2025	10/24/2025		10/24/2025	1,225.00



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/11/25 - 10/24/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
6688 - SSW Enterprises, LLC (Office Pride)	Inv-281355	15-Janitorial services- 222 S College Ave - September 2025	Paid by EFT # 68820		10/14/2025	10/14/2025	10/24/2025		10/24/2025	397.50
8353 - Umphress Masonry, INC	100325-1	15-Permanet Repair- south wall-The Mill- Release Bd Held Retainage	Paid by EFT # 68838		10/14/2025	10/14/2025	10/24/2025		10/24/2025	15,461.49
5900 - VET Environmental Engineering, LLC	8769	15-SMP Oversight for Portion of Jackson ST Const-9/18-9/24/25	Paid by EFT # 68840		10/14/2025	10/14/2025	10/24/2025		10/24/2025	2,781.54
5900 - VET Environmental Engineering, LLC	8760	15-SMP Oversight for Portion of Jackson ST Const 9/4-9/17/25	Paid by EFT # 68840		10/14/2025	10/14/2025	10/24/2025		10/24/2025	2,353.37
208 - City Of Bloomington Utilities	35277-002 0925	15-Showers West -320 W. 8th St water/sewer - September 2025	Paid by Check # 80695		10/15/2025	10/15/2025	10/15/2025		10/15/2025	831.48
208 - City Of Bloomington Utilities	17199-002 0925	15-College Sq-206 S. College-water/sewer bill-September 2025	Paid by Check # 80695		10/15/2025	10/15/2025	10/15/2025		10/15/2025	197.92
208 - City Of Bloomington Utilities	14660-004 0925	15-College Sq-216 S. College-water/sewer bill-September 2025	Paid by Check # 80695		10/15/2025	10/15/2025	10/15/2025		10/15/2025	162.97
223 - Duke Energy	9101205757281 025	15-105 4th St W Misc Office 4-elec chgs 08/27/24-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	139.12
223 - Duke Energy	9101205748680 925	15-105 W 4th St- Misc:Office 2-elec chgs 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	141.00
223 - Duke Energy	9101212104030 925	15-105 W 4th St Misc Office 1-elec chgs 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	30.78
223 - Duke Energy	9101205758430 925	15-College Sq-200 S. College Ave-elec. chgs 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	42.93
223 - Duke Energy	9101205752310 925	15-College Sq-216 S. College-elec chgs 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	117.33
223 - Duke Energy	9101205761750 925	15-College Sq-202 S College-elec. bill 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	192.08



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/11/25 - 10/24/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
223 - Duke Energy	9101205753640 925	15-College Sq-204 S. College Ave-electric bill 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	257.71
223 - Duke Energy	9101205756790 925	15-College Sq-222 S College Ave-Atrium- elec serv 8/27/25- 9/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	288.57
223 - Duke Energy	9101205760180 925	15-College Sq-222 S College Ave-Office-elec bill 8/27-9/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	309.47
223 - Duke Energy	9101205763990 925	15-College Sq-210 S. College Ave-elec. chgs 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	328.55
223 - Duke Energy	9101205750330 925	15-College Sq-226 S. College Ave-elec chgs 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	489.66
223 - Duke Energy	9101205762900 925	15-College Sq-208 S. College-elec. bill 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	497.56
223 - Duke Energy	9101882842930 925	15-Hopewell South - 607 W 1st St Lights 08/27/25-09/25/25	Paid by Check # 80699		10/15/2025	10/15/2025	10/15/2025		10/15/2025	22.58
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	12983827- 2100725	15-College Sq-200 S. College-gas bill 09/03/25-10/01/25	Paid by Check # 80704		10/15/2025	10/15/2025	10/15/2025		10/15/2025	17.98
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	12888138- 0100725	15-College Sq-216 S. College-gas bill 09/03/25-10/01/25	Paid by Check # 80704		10/15/2025	10/15/2025	10/15/2025		10/15/2025	98.53
364 - Rumpke Of Indiana, LLC	3700202044- 1025	15-Trash Service-320 W 8th Street-Showers West-Oct 2025	Edit		10/22/2025	10/22/2025	10/22/2025			131.23
Account 53990 - Other Services and Charges Totals							Invoice Transactions	31		\$53,402.95
Program 150000 - Main Totals							Invoice Transactions	31		\$53,402.95
Department 15 - HAND Totals							Invoice Transactions	31		\$53,402.95
Fund 2519 - RDC Totals							Invoice Transactions	31		\$53,402.95



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/11/25 - 10/24/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2529 - Housing Develop (Ord16-41)(S9506)										
Department 15 - HAND										
Program 150500 - Housing										
Account 53990 - Other Services and Charges										
7768 - Bloomington Cooperative Living Incorporated	SEPT 2025	15-Housing Dev Fund-410 W. Kirkwood Ave-Aug/Sep 2025 bookkeeping	Paid by EFT # 68649		10/14/2025	10/14/2025	10/24/2025		10/24/2025	2,385.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions	1		\$2,385.00
Program 150500 - Housing Totals							Invoice Transactions	1		\$2,385.00
Department 15 - HAND Totals							Invoice Transactions	1		\$2,385.00
Fund 2529 - Housing Develop (Ord16-41)(S9506) Totals							Invoice Transactions	1		\$2,385.00
Fund 4445 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
19362 - CrossRoad Engineers, PC	251605	15-RES 25-50, B-Line Ext CE, Supplemental #2-8/30-9/26/25	Paid by EFT # 68668		10/14/2025	10/14/2025	10/24/2025		10/24/2025	2,657.44
9941 - Flintlock LTD CO	357193	15-Design of Hopewell South, Blocks 9 & 10 - 9/30/25	Paid by EFT # 68693		10/14/2025	10/14/2025	10/24/2025		10/24/2025	29,517.50
5900 - VET Environmental Engineering, LLC	8743	15-Hopewell West Contamination Cleanup-7/20-9/19/25	Paid by EFT # 68840		10/14/2025	10/14/2025	10/24/2025		10/24/2025	197,508.96
Account 53990 - Other Services and Charges Totals							Invoice Transactions	3		\$229,683.90
Program 159001 - Adams Crossing Area Totals							Invoice Transactions	3		\$229,683.90
Program 159002 - Downtown Area										
Account 53990 - Other Services and Charges										
5239 - Mother Nature Landscaping, INC (Turf N'Tree MD)	12557	15-Trades District Garage Landscaping Serv-Tree Maintenance-9/5	Paid by Check # 80717		10/14/2025	10/14/2025	10/24/2025		10/24/2025	1,600.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions	1		\$1,600.00
Program 159002 - Downtown Area Totals							Invoice Transactions	1		\$1,600.00
Department 15 - HAND Totals							Invoice Transactions	4		\$231,283.90
Fund 4445 - Consolidated TIF Totals							Invoice Transactions	4		\$231,283.90
Grand Totals							Invoice Transactions	60		\$309,170.65



KERRY THOMSON
MAYOR

CITY OF BLOOMINGTON

401 N Morton St
Post Office Box 100
Bloomington IN 47402

JESSICA MCCLELLAN
CONTROLLER

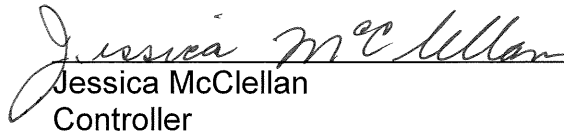
CONTROLLER'S OFFICE

p 812.349.3416
f 812.349.3456
controller@bloomington.in.gov

Payroll Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Controller
Date: October 17, 2025
Re: Payroll Register

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 09/29/2025 to 10/12/2025. In signing below, I am expressing my opinion that based on that review; the payroll has complied with the City's internal approval process, including the submission of documentation and the necessary signatures and internal approvals.



Jessica McClellan
Controller



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 10/17/25 - 10/17/25
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
10000 Arnold, Michael L 0051	10/17/2025	2,790.07		.00	297.61	170.72	39.93	78.45	55.96	185.84	1,961.56
			.00	.00	2,653.45	2,753.45	2,753.45	2,653.45	2,653.45		
		\$2,790.07	\$0.00	\$0.00	\$297.61	\$170.72	\$39.93	\$78.45	\$55.96	\$185.84	\$1,961.56
10000 Bixler, Daniel R 2594	10/17/2025	2,105.27		.00	181.72	124.14	29.04	58.92	42.03	140.06	1,529.36
			.00	.00	2,002.35	2,002.35	2,002.35	2,002.35	2,002.35		
		\$2,105.27	\$0.00	\$0.00	\$181.72	\$124.14	\$29.04	\$58.92	\$42.03	\$140.06	\$1,529.36
2972 Caswell, Tammy M	10/17/2025	2,951.77		.00	381.46	176.00	41.17	84.71	60.71	187.02	2,020.70
			.00	.00	2,823.79	2,838.79	2,838.79	2,823.79	2,823.79		
		\$2,951.77	\$0.00	\$0.00	\$381.46	\$176.00	\$41.17	\$84.71	\$60.71	\$187.02	\$2,020.70
10000 Collins, Barry 0111	10/17/2025	930.00		.00	157.23	57.66	13.49	27.90	16.28	.00	657.44
			.00	.00	930.00	930.00	930.00	930.00	930.00		
		\$930.00	\$0.00	\$0.00	\$157.23	\$57.66	\$13.49	\$27.90	\$16.28	\$0.00	\$657.44
2771 Council, David R	10/17/2025	2,468.16		.00	162.63	138.62	32.42	63.82	45.53	326.73	1,698.41
			.00	.00	2,165.83	2,235.83	2,235.83	2,165.83	2,165.83		
		\$2,468.16	\$0.00	\$0.00	\$162.63	\$138.62	\$32.42	\$63.82	\$45.53	\$326.73	\$1,698.41
10000 Finley, Christina L 0187	10/17/2025	4,242.43		.00	611.22	243.26	56.89	116.25	83.75	368.95	2,762.11
			.00	.00	3,913.57	3,923.57	3,923.57	3,913.57	3,913.57		
		\$4,242.43	\$0.00	\$0.00	\$611.22	\$243.26	\$56.89	\$116.25	\$83.75	\$368.95	\$2,762.11
2393 Hayes, Chastina J	10/17/2025	2,790.07		.00	239.36	165.11	38.62	79.15	46.17	168.05	2,053.61
			.00	.00	2,638.22	2,663.22	2,663.22	2,638.22	2,638.22		
		\$2,790.07	\$0.00	\$0.00	\$239.36	\$165.11	\$38.62	\$79.15	\$46.17	\$168.05	\$2,053.61
3496 Hershman, Felicia J	10/17/2025	2,024.04		.00	157.64	121.35	28.38	58.72	41.89	102.78	1,513.28
			.00	.00	1,957.24	1,957.24	1,957.24	1,957.24	1,957.24		
		\$2,024.04	\$0.00	\$0.00	\$157.64	\$121.35	\$28.38	\$58.72	\$41.89	\$102.78	\$1,513.28
3183 Hyten LaFontaine, Stephanie L	10/17/2025	3,817.31		.00	249.64	233.75	54.66	66.95	47.76	2,047.27	1,117.28
			.00	.00	2,270.04	3,770.04	3,770.04	2,270.04	2,270.04		
		\$3,817.31	\$0.00	\$0.00	\$249.64	\$233.75	\$54.66	\$66.95	\$47.76	\$2,047.27	\$1,117.28
			\$0.00	\$0.00	\$2,270.04	\$3,770.04	\$3,770.04	\$2,270.04	\$2,270.04		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 10/17/25 - 10/17/25

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
3306 Killion-Hanson, Anna	10/17/2025	4,666.00		.00	297.83	274.63	64.23	132.89	94.79	236.36	3,565.27
			.00	.00	4,429.64	4,429.64	4,429.64	4,429.64	4,429.64		
		\$4,666.00		\$0.00	\$297.83	\$274.63	\$64.23	\$132.89	\$94.79	\$236.36	\$3,565.27
1516 Liford, Kenneth T	10/17/2025	2,790.07	\$0.00	\$0.00	\$4,429.64	\$4,429.64	\$4,429.64	\$4,429.64	\$4,429.64		
			.00	.00	233.94	172.98	40.46	82.80	59.07	46.60	2,154.22
			.00	.00	2,760.07	2,790.07	2,790.07	2,760.07	2,760.07		
2557 Radewan, Tonda L	10/17/2025	2,105.27	\$0.00	\$0.00	\$2,760.07	\$2,790.07	\$2,790.07	\$2,760.07	\$2,760.07		
			.00	.00	158.38	122.66	28.68	57.75	41.19	141.85	1,554.76
			.00	.00	1,963.42	1,978.42	1,978.42	1,963.42	1,963.42		
1378 Sandweiss, Noah S	10/17/2025	3,156.62	\$0.00	\$0.00	\$1,963.42	\$1,978.42	\$1,978.42	\$1,963.42	\$1,963.42		
			.00	.00	431.02	191.86	44.87	91.68	65.40	380.50	1,951.29
			.00	.00	3,094.49	3,094.49	3,094.49	3,094.49	3,094.49		
10000 Stong, Mary J 0471	10/17/2025	2,790.08	\$0.00	\$0.00	\$3,094.49	\$3,094.49	\$3,094.49	\$3,094.49	\$3,094.49		
			.00	.00	317.24	161.34	37.74	77.32	55.15	362.00	1,779.29
			.00	.00	2,577.30	2,602.30	2,602.30	2,577.30	2,577.30		
504 Swinney, Matthew P	10/17/2025	3,817.31	\$0.00	\$0.00	\$2,577.30	\$2,602.30	\$2,602.30	\$2,577.30	\$2,577.30		
			.00	.00	663.82	237.26	55.48	114.35	81.57	44.34	2,620.49
			.00	.00	3,811.77	3,826.77	3,826.77	3,811.77	3,811.77		
3781 Tamewitz, Steven W	10/17/2025	2,790.08	\$0.00	\$0.00	\$3,811.77	\$3,826.77	\$3,826.77	\$3,811.77	\$3,811.77		
			.00	.00	329.86	172.99	40.46	79.04	56.38	155.39	1,955.96
			.00	.00	2,634.69	2,790.08	2,790.08	2,634.69	2,634.69		
2477 Toothman, Cody B	10/17/2025	3,817.31	\$0.00	\$0.00	\$2,634.69	\$2,790.08	\$2,790.08	\$2,634.69	\$2,634.69		
			.00	.00	271.09	225.71	52.79	108.06	75.44	184.85	2,899.37
			.00	.00	3,640.46	3,640.46	3,640.46	3,640.46	3,640.46		
2305 Van Rooy, Angela L	10/17/2025	4,159.73	\$0.00	\$0.00	\$3,640.46	\$3,640.46	\$3,640.46	\$3,640.46	\$3,640.46		
			.00	.00	358.05	257.90	60.32	118.79	84.74	249.15	3,030.78
			.00	.00	3,959.73	4,159.73	4,159.73	3,959.73	3,959.73		
		\$4,159.73		\$0.00	\$358.05	\$257.90	\$60.32	\$118.79	\$84.74	\$249.15	\$3,030.78
			\$0.00	\$0.00	\$3,959.73	\$4,159.73	\$4,159.73	\$3,959.73	\$3,959.73		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 10/17/25 - 10/17/25

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
728 Wright, Edward E	10/17/2025	2,105.27		.00	190.23	118.28	27.66	57.24	33.39	229.70	1,448.77
			.00	.00	1,907.87	1,907.87	1,907.87	1,907.87	1,907.87		
		\$2,105.27		\$0.00	\$190.23	\$118.28	\$27.66	\$57.24	\$33.39	\$229.70	\$1,448.77
			\$0.00	\$0.00	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87		
HAND - Housing & Neighborhood Dev		\$56,316.86		\$0.00	\$5,689.97	\$3,366.22	\$787.29	\$1,554.79	\$1,087.20	\$5,557.44	\$38,273.95
			\$0.00	\$0.00	\$52,133.93	\$54,294.32	\$54,294.32	\$52,133.93	\$52,133.93		
Grand Totals		\$56,316.86		\$0.00	\$5,689.97	\$3,366.22	\$787.29	\$1,554.79	\$1,087.20	\$5,557.44	\$38,273.95
			\$0.00	\$0.00	\$52,133.93	\$54,294.32	\$54,294.32	\$52,133.93	\$52,133.93		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS

Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
10/17/2025	Payroll				56,316.86
					56,316.86

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 56,316.86

Dated this ____ day of _____ year of 20____.

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Officer _____



City of Bloomington Redevelopment Commission

TIF IMPACT UPDATE

Reporting Requirements

- ✓ • Prior to April 1st: Clerk-Treasurer's Annual Report to the Redevelopment Commission
- ✓ • No Later Than April 15th: Report of Previous Years' Activities to the Fiscal/Executive Body
- ✓ • Prior to June 15th: Determination of Excess Incremental Assessed Value Pass-Through for the Upcoming Pay Year
- ✓ • Prior to August 1st: Neutralization of Base Assessed Value for the Upcoming Year
 - Prior to December 1st : Ensuing Year TIF Spending Plan
 - **Prior to December 31st: End of Year TIF Impact Presentation**
 - Includes: RDC's financial data & budgets, long-term TIF plans, and a discussion on TIF impact

Inside the RDC

Allocation Area	Creation Year	Expiration Year	Pay 2025 Incremental AV
Bloomington Consolidated Allocation Area	1985	2029	\$ 1,115,326,367
North Kinser Pike Allocation Area	1996	2026	\$ 4,950,091
			\$ 1,120,276,458

► *The exact date of TIF Expiration and final pay year is subject to legal interpretation.

Financial Position

Allocation Area Name	Beg. Year Balance	Revenues	Expenditures	End of Year Balance
Bloomington Consolidated Allocation Area	\$ 17,199,195	\$ 25,403,189	\$ 16,312,693	\$ 26,289,691
North Kinser Pike Allocation Area	\$ 648,892	\$ 111,341	\$ 350,000	\$ 410,233

- ▶ Current and future long-term plans for the RDC
 - ▶ Hopewell
 - ▶ Summit Project
 - ▶ Hotel Project
 - ▶ Public Safety

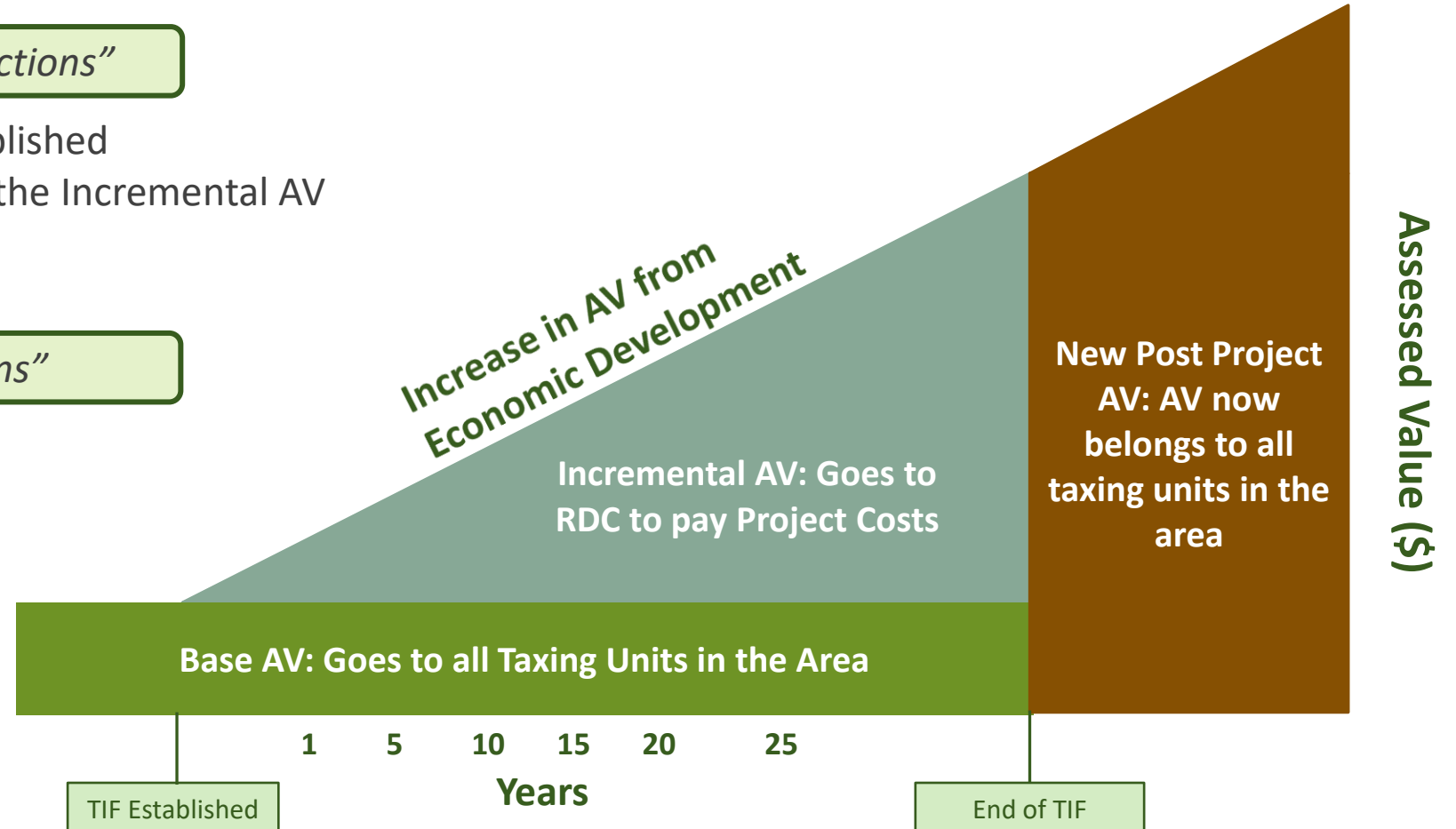
How TIF works

Base AV – “Overlapping Units Collections”

1. Existing AV at the time TIF is established
2. Percentage of what doesn't meet the Incremental AV classification

Incremental AV – “TIF Collections”

1. New Construction
2. New Abatement roll off
3. New Destruction



The TIF Impact Question

In order to help quantify a TIF's impact to its overlapping units, we must ask the following question:

Would property taxes collected today remain the same if...

- 1. The City never utilized TIF within the community**
- 2. All current development that was incentivized / made possible by the assistance of TIF, hypothetically still occurred regardless of TIF incentives**

TIF Impact Chart

Overlapping Units	CB Impact	Rate-Driven Funds Impact	Percent of Total Impact	2025 Budget	Impact as a Percent of 2025 Budget
Bloomington Civil City	\$ 75,860	\$ 534,372	54.18%	\$ 103,629,172	0.59%
Monroe County	\$ 60,117	\$ 373,052	38.46%	\$ 79,989,895	0.54%
Monroe County Community School Corporation	\$ 40,749	\$ -	3.62%	\$ 187,104,722	0.02%
Richland-Bean Blossom Community School Corporation	\$ 17,650	\$ -	1.57%	\$ 39,067,151	0.05%
Monroe County Public Library	\$ 15,422	\$ -	1.37%	\$ 13,263,801	0.12%
Monroe County Solid Waste Management District	\$ 4,473	\$ -	0.40%	\$ 3,634,619	0.12%
Bloomington Transportation	\$ 2,664	\$ -	0.24%	\$ 32,632,634	0.01%
Perry Township	\$ 1,370	\$ -	0.12%	\$ 1,793,828	0.08%
Richland Township	\$ 382	\$ -	0.03%	\$ 1,753,826	0.02%
Bloomington Township	\$ 138	\$ -	0.01%	\$ 1,503,750	0.01%
Van Buren Township	\$ -	\$ -	0.00%	\$ 646,622	0.00%
	\$ 218,824	\$ 907,424			
Total Revenues Without TIF	\$ 1,126,248				
OR					
2025 TIF Revenue Collections	\$ 20,302,664				
Total Additional Revenue Because of RDC	\$ 19,176,415 TIF Margin: \$ 0.94				

► This is a conservative estimated TIF impact.

TIF Impact Explained

RDC TIF Margin

\$0.94

\$20,302,664 in TIF revenues will be collected in 2025 across all of Bloomington's TIF allocation areas.

\$19,176,415 will be collected due to the City's utilization of TIF = TIF Margin

Only **\$1,126,248** would be shared across all overlapping units should the TIF areas no longer exist = 2025 TIF Impact

*TIF Margin is stated in terms of **additional money** collected per every \$1 collected by the RDC*

The TIF Margin is the additional revenue per every \$1 collected in the RDC that would be foregone should the RDC no longer exist. This revenue would **not** be collected by the overlapping units.

*How is TIF able to collect these **additional revenues**?*

TIF is **not** constrained by the State's allowable annual property tax levy growth percentage that overlapping units are constrained by.



Questions?

CITY BLOOMINGTON REDEVELOPMENT COMMISSION

Bloomington Redevelopment Commission

Financial Update

Prepared by: Reedy Financial Group, P.C.

November 3, 2025

9000 Keystone Crossing, Suite 660
Indianapolis, IN 46240
103 N Community Dr.
Seymour, IN 47274



PH: 1-317-820-3440
FX: 1-812-522-9494
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Table of Contents

Bloomington Redevelopment Commission
Financial Update

Overview:	Page
Redevelopment Overview	3-4
Financials:	
2025 Claims	5-7
Bloomington Consolidated Allocation Area - Monthly Balance	8
North Kinser Pike Allocation Area - Monthly Balance	9
Bloomington RDC Fund #2519 - Monthly Balance	10
Bloomington Consolidated Allocation Area - Fund # 4445	11
North Kinser Pike Allocation Area - Fund # 4451	12
Bloomington RDC Fund #2519	13
Indebtedness:	
Debt Overview	14

Overview

Bloomington Redevelopment Commission Redevelopment Overview

Commissioners & Officers:

Name	Position	Term Beginning	Term End
Deborah Myerson	President	1/1/2025	12/31/2025
Sue Sgambelluri	Vice President	1/1/2025	12/31/2025
John West	Secretary	1/1/2025	12/31/2025
Laurie McRobbie	Member	1/1/2025	12/31/2025
Randy Cassady	Member	1/1/2025	12/31/2025
Sam Fleener	School Member	1/1/2025	12/31/2025

Employee Information:

Name	Position	2025 Wages
None	None	\$ -

Local Counsel:

Name	Company	Phone Number
Dana Kerr	Kerr Law, P.C.	(812) 935-5377

Overlapping Units:

Richland Township
 Richland-Bean Blossom Community School Corporation
 Van Buren Township
 Perry Township
 Bloomington Township
 Monroe County Community School Corporation
 Bloomington Civil City
 Bloomington Transportation
 Monroe County
 Monroe County Solid Waste Management District
 Monroe Fire Protection District
 Monroe County Public Library

Overview

Bloomington Redevelopment Commission
Redevelopment Overview

TIF Allocation Areas:

Allocation Area	Name of TIF District	Description	Base Assessment Date	TIF Expiration
Bloomington Consolidated Allocation Area	Consolidated and Amended Economic Development Plan (2015)	West 17th St	3/1/2014	Pay 2040
		Seminary EDA	3/1/2014	Pay 2040
		W Third St EDA	3/1/2014	Pay 2040
		Bloomfield Road EDA	3/1/2014	Pay 2040
		Thomson/Walnut/Winslow	3/1/2014	Pay 2040
		Thomson/Walnut/Winslow Exp 2	3/1/2014	Pay 2040
		Thomson/Walnut/Winslow Exp 3	3/1/2014	Pay 2040
		South Walnut EDA	3/1/2014	Pay 2040
		Fullerton Pike EDA	3/14/2014	Pay 2040
		Meridiam TIF	TBA	TBA
T53020 - Bloomington Consolidated Allocation Area	Consolidated and Amended Economic Development Plan (2015)	Adams Crossing - Original	3/1/1994	Pay 2040
		Adams Crossing - Expansion #1	3/1/1999	Pay 2030
		Adams Crossing - Expansion #2	3/1/2009	Pay 2034
T53020 - Bloomington Consolidated Allocation Area	Consolidated and Amended Economic Development Plan (2015)	Downtown - Original	3/1/1985	Pay 2040
		Downtown - Expansion #1	3/1/1989	Pay 2040
		Downtown - Expansion #2	3/1/2010	Pay 2036
T53020 - Bloomington Consolidated Allocation Area	Consolidated and Amended Economic Development Plan (2015)	Tapp Road - Original	3/1/1992	Pay 2040
		Tapp Road - Expansion #1	3/1/2002	Pay 2033
		Tapp Road - Expansion #2	3/1/2014	Pay 2040
T53020 - Bloomington Consolidated Allocation Area	Consolidated and Amended Economic Development Plan (2015)	Thomson - Original	3/1/1991	Pay 2040
		Thomson - Expansion #1	3/1/1992	Pay 2040
		Thomson Walnut-Winslow	3/1/2002	Pay 2032
T53020 - Bloomington Consolidated Allocation Area	Consolidated and Amended Economic Development Plan (2015)	Walnut-Winslow - Original	3/1/1992	Pay 2040
T53020 - Bloomington Consolidated Allocation Area	Consolidated and Amended Economic Development Plan (2015)	Whitehall Gates - Original	3/1/1997	Pay 2028
		Whitehall Gates - Expansion #1	3/1/1999	Pay 2030
T53010 - North Kinser Pike Allocation Area	Bloomington Economic Development Plan - Kinser Prow (1996)	Kinser Prow - Original	3/1/1995	Pay 2026
Note: The exact date of the TIF Expiration and final pay year is subject to legal interpretation. We are not attorneys and as such, we are unable to give a recommendation based on Indiana Statute. Our TIF Expiration estimates are based upon our understanding of the process and is in no way to be taken as a legal opinion.				
RFG will update expiration date(s) if new information becomes available and/or additional legal advice is provided.				

Overview

Bloomington Redevelopment Commission
2025 Claims

Fund	Category Section	Fund Project Category	Year	Month	Description	Expenditure
Fund - 2519	Capital Outlays	Utilities	2025	July	15-335 W. 11th-elec chgs 06/03/25-07/01/25	\$ 11.40
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Monthly Interior Maint-226 S College Ave - June 2025	\$ 23.25
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Monthly Interior Maint-226 S College Ave - April 2025	\$ 93.00
Fund - 2519	Capital Outlays	Utilities	2025	July	15-Trades District-Outdoor Lighting-elec chgs 03/18/25-04/15/25	\$ 27.18
Fund - 2519	Other Services & Charges	Miscellaneous	2025	July	15-Dehumidifier for tenants at 489 W 10th St, (aka ESNet)	\$ 169.99
Fund - 2519	Capital Outlays	Utilities	2025	July	15-105 W 4th St Misc Office 1-elec chgs 05/28/25-06/25/25	\$ 30.46
Fund - 2519	Capital Outlays	Utilities	2025	July	15-Hopewell-W 2nd St-elec chgs-06/04/25-07/02/25	\$ 30.47
Fund - 2519	Capital Outlays	Utilities	2025	July	15-Hopewell-615 W. 1st St-elec chgs 05/25/25-06/24/25	\$ 32.43
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Trash Service-320 W 8th Street-Showers West-July 2025	\$ 131.23
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-627 N Morton-trash serv-July 2025-overage 5/29	\$ 206.61
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-216 S. College-elec chgs 05/28/25-06/25/25	\$ 112.80
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-200 S. College Ave-elec. chgs 05/28/25-06/25/25	\$ 114.19
Fund - 2519	Capital Outlays	Utilities	2025	July	15-105 W 4th St-Misc:Office 2-elec chgs 05/28/25-06/25/25	\$ 116.40
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Deep Clean of Showers West Suite 100	\$ 210.00
Fund - 2519	Capital Outlays	Utilities	2025	July	15-105 4th St W Misc Office 4-elec chgs 05/28/24-06/25/25	\$ 120.20
Fund - 2519	Capital Outlays	Utilities	2025	July	15-627 N Morton-elec chgs 06/03/25-07/01/25	\$ 139.29
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Trash Service-College Sq 222 S College Ave - July 2025	\$ 240.05
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Trash Service-College Sq 222 S College Ave - August 2025	\$ 240.05
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Monthly Interior Maintenance-Showers West - June 2025	\$ 276.85
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Monthly Interior Maintenance-Showers West - July 2025	\$ 276.85
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-204 S. College Ave-electric bill 05/28/25-06/25/25	\$ 183.17
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-210 S. College Ave-elec. chgs 05/28/25-06/25/25	\$ 192.71
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-202 S College-elec. bill 05/28/25-06/25/25	\$ 231.47
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-222 S College Ave-Atrium-elec serv 5/28/25-6/25/25	\$ 264.72
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-222 S College Ave-Office-elec bill 5/28-6/25/25	\$ 339.14
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-208 S. College-elec. bill 05/28/25-06/25/25	\$ 442.42
Fund - 2519	Capital Outlays	Utilities	2025	July	15-489 10th St W. Misc:cmrcl Spce-elec. chgs 05/21/25-06/19/25	\$ 525.37
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-226 S. College Ave-elec chgs 05/28/25-06/25/25	\$ 541.89
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Janitorial services-489 W 10th St, Trades Garage- May 2025	\$ 1,225.00
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Janitorial services-489 W 10th St, Trades Garage- July 2025	\$ 1,225.00
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Water Remediation in Showers West	\$ 1,293.51
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Janitorial Services proved 5x per week- Showers West - 07/25	\$ 1,648.00
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Roof Repair on College Square-suite Wedd-5/29le	\$ 2,238.64
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-714 S Rogers-secure bldg-Repair Windows/Remove Veg & awning	\$ 2,285.00
Fund - 2519	Capital Outlays	Utilities	2025	July	15-714 S Rogers St.-Hopewell-elec bill-05/24/25-06/24/25	\$ 766.44
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-The Mill, South Wall Reconstruction - April/May 2025	\$ 90,299.18
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-The Mill, South Wall Reconstruction - June 2025	\$ 102,734.34
Fund - 2519	Capital Outlays	Maintenance	2025	July	04-Trades District Tech Ctr-Bldg Assoc-App #15	\$ 648.98
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Replaced multiple non-functional GFI outlets.-3/5	\$ 846.65
Fund - 2519	Capital Outlays	Maintenance	2025	July	15-Replacement windows (56) at Showers West	\$ 2,969.12
Fund - 2519	Capital Outlays	Utilities	2025	July	15-489 W. 10th St-Unit #1-gas bill 06/03/25-07/01/25	\$ 48.77
Fund - 2519	Capital Outlays	Utilities	2025	July	15-489 W. 10th St-Unit #2-gas bill 06/03/25-07/01/25	\$ 55.67
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-216 S. College-gas bill 06/03/25-07/01/25	\$ 98.53
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-200 S. College-gas bill 06/03/25-07/01/25	\$ 17.98
Fund - 2519	Capital Outlays	Utilities	2025	July	15-627 N Morton-gas bill 06/03/25-07/01/25	\$ 19.35
Fund - 2519	Capital Outlays	Utilities	2025	July	15-Showers West -320 W. 8th St water/sewer - June 2025	\$ 1,154.76
Fund - 2519	Capital Outlays	Utilities	2025	July	15-627 N Morton Street-water/sewer bill - June 2025	\$ 49.55
Fund - 2519	Capital Outlays	Utilities	2025	July	15-640 N Madison-water/sewer bill- June 2025	\$ 85.01
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-206 S. College-water/sewer bill-June 2025	\$ 184.45
Fund - 2519	Capital Outlays	Utilities	2025	July	15-College Sq-216 S. College-water/sewer bill-June 2025	\$ 149.50
Fund - 2519	Capital Outlays	Utilities	2025	July	15-Showers W-320 E 8th St-elec chgs-06/03/25-07/01/25	\$ 9,958.09
Fund - 2519	Capital Outlays	Utilities	2025	July	06-City Fac.-Natural Gas Commodity-Feb 2025 management fee	\$ 125.79
Fund - 2519	Capital Outlays	Utilities	2025	July	06-City Fac.-Natural Gas Commodity-March 2025 management fee	\$ 91.50
Fund - 2519	Capital Outlays	Utilities	2025	July	06-City Fac.-Natural Gas Commodity-April 2025 management fee	\$ 51.23
Fund - 2519	Capital Outlays	Utilities	2025	July	06-City Fac.-Natural Gas Commodity-May 2025 management fee	\$ 29.76
Fund - 2519	Capital Outlays	Utilities	2025	July	06-City Fac.-Natural Gas Commodity-June 2025 management fee	\$ 7.28
Fund - 2519	Capital Outlays	Landscaping	2025	July	15-Lawn-care for RDC owned Properties for May 2025	\$ 4,830.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	July	15-Hopewell Environmental Blocks 4,5,6,7 - soil sampling, HT art	\$ 8,248.19
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	July	15-Project Management-Hopewell Sites - May 2025	\$ 110.50
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	July	04-Hopewell Commons-shift in payment due to fabrication schedul	\$ 10,000.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	July	15-Hopewell West-Jackson Street 04/26/25-05/30/25	\$ 1,090.69
TIF Consolidated - 439	Capital Outlays	1st St.	2025	July	15-Design 1st Street Reconstruction Project thru 05/31/25-FINAL	\$ 17,572.39
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	July	15-Hopewell Security Patrol-4/1-4/30/25	\$ 9,666.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	July	15-Hopewell Security Patrol-3/1-3/31/25	\$ 9,988.20
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	July	15-Hopewell Security Patrol-5/1-5/31/25-Holiday 5/29	\$ 10,149.36
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	July	15-Hopewell Phase 1 East - Inspection-thru 5/31/25	\$ 19,660.97
TIF Consolidated - 439	Capital Outlays	Trades District	2025	July	15-2025 Q3 & Q4 Trades District & Tech Center Agreement	\$ 125,000.00
TIF Consolidated - 439	Capital Outlays	Trades District	2025	July	04-Trades District Tech Ctr-Bldg Assoc-App #15	\$ 668.47
TIF Consolidated - 439	Capital Outlays	Trades District	2025	July	04-Trades District Tech Center-App 15 (Inv #15068)	\$ 25,031.55
TIF Consolidated - 439	Capital Outlays	Trades District	2025	July	04-Common Area Furniture for The Forge	\$ 98,489.20
TIF Consolidated - 439	Capital Outlays	Trades District	2025	July	15-Survey for Trades District Hotel	\$ 1,490.00
Fund - 2519	Capital Outlays	Utilities	2025	August	15-335 W. 11th-elec chgs 07/02/25-08/01/25	\$ 11.40
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-manual bed weed control 4/22/25	\$ 95.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-627 N Morton-trash serv-August 2025	\$ 113.11
Fund - 2519	Capital Outlays	Utilities	2025	August	15-Trades District-Outdoor Lighting-elec chgs 06/17/25-07/16/25	\$ 29.00
Fund - 2519	Capital Outlays	Utilities	2025	August	15-105 W 4th St Misc Office 1-elec chgs 06/26/25-07/28/25	\$ 29.16
Fund - 2519	Capital Outlays	Utilities	2025	August	15-Hopewell-W 2nd St-elec chgs-07/03/25-08/04/25	\$ 32.43
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Trash Service-320 W 8th Street-Showers West-August 2025	\$ 131.23
Fund - 2519	Capital Outlays	Utilities	2025	August	15-Hopewell-615 W. 1st St-elec chgs 06/25/25-07/25/25	\$ 34.21

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Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Flowering Plant Rotation -Showers West -7/31/2025	\$	144.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-manual bed weed control 6/26/25 & 7/2/25	\$	190.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-manual bed weed control 5/8/25 & 5/28/25	\$	190.00
Fund - 2519	Capital Outlays	Utilities	2025	August	15-Hopewell-615 W. 1st St-elec chgs 7/26-08/06/25 FINAL BILL	\$	13.68
Fund - 2519	Capital Outlays	Utilities	2025	August	15-714 S Rogers St.-Hopewell-elec bill-06/25/25-07/25/25	\$	804.13
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-216 S. College-elec chgs 06/26/25-07/28/25	\$	121.23
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-210 S. College Ave-elec. chgs 06/26/25-07/28/25	\$	403.62
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-200 S. College Ave-elec. chgs 06/26/25-07/28/25	\$	50.13
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-204 S. College Ave-electric bill 06/26/25-07/28/25	\$	263.21
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-226 S. College Ave-elec chgs 06/26/25-07/28/25	\$	699.26
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-202 S College-elec. bill 06/26/25-07/28/25	\$	327.63
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-208 S. College-elec. bill 06/26/25-07/28/25	\$	557.01
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-222 S College Ave-Office-elec bill 6/26-7/28/25	\$	447.11
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-222 S College Ave-Atrium-elec serv 6/26/25-7/28/25	\$	312.59
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Monthly Interior Maint-Showers West Plaza-August 2025	\$	276.85
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-714 S Rogers-close & repair damage windows/plywood from vanda	\$	300.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-714 S Rogers-close & repair damage windows/plywood from vanda	\$	300.00
Fund - 2519	Capital Outlays	Utilities	2025	August	15-627 N Morton-elec chgs 07/02/25-08/01/25	\$	167.02
Fund - 2519	Capital Outlays	Utilities	2025	August	15-105 4th St W Misc Office 4-elec chgs 06/26/24-07/28/25	\$	178.01
Fund - 2519	Capital Outlays	Utilities	2025	August	15-105 W 4th St-Misc:Office 2-elec chgs 06/26/25-07/28/25	\$	217.08
Fund - 2519	Capital Outlays	Utilities	2025	August	15-489 10th St W. Misc:Cmrcl Spce-elec. chgs 06/20/25-07/21/25	\$	566.35
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Janitorial services for 222 S College Ave - July 2025	\$	397.50
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Janitorial services-222 S College Ave/June 2025/correction	\$	397.50
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Mechanical Room Drain Clog repair at Showers West-6/3	\$	1,127.39
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Janitorial Services 5x per week - Showers West - August 2025	\$	1,648.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-714 S Rogers-Repair Windows (plywood), Remove Vegetation/awni	\$	1,885.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-manual bed weed control 4/15 & 4/22/25; post emergent 4/28/25	\$	2,068.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-714 S Rogers-secure bldg-Repair Windows/Remove Veg & awning	\$	2,285.00
Fund - 2519	Capital Outlays	Utilities	2025	August	06-Unlim'd LTE Laptp/Hotsip 7/12-8/11/25-287327321618X08192025	\$	29.24
Fund - 2519	Capital Outlays	Utilities	2025	August	06-Unlim'd LTE Laptp/Hotsip-6/12-7/11/25-287327321618X07192025	\$	29.24
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-manual bed weed control 6/19, 6/26, 7/1/25; watering4/16-6/29	\$	3,273.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-manual bed weed control 5/8 & 5/29/25 seasonal install 5/7/25	\$	3,910.50
Fund - 2519	Other Services & Charges	Miscellaneous	2025	August	15-Temporary Shoring of the South Mill Wall-4/15/25	\$	304.00
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-The Mill, South Wall Reconstruction-7/7-8/1/25-FINAL	\$	100,734.93
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-714 S Rogers-close & repair damage windows/plywood from vanda - VOID	\$	(300.00)
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-714 S Rogers-secure bldg-Repair Windows/Remove Veg & awning - VOID	\$	(2,285.00)
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Core and Key replacements + materials and labor		867
Fund - 2519	Capital Outlays	Maintenance	2025	August	15-Existing Core Rekeyed, Front Master Keys -Showers West Doors		56
Fund - 2519	Capital Outlays	Utilities	2025	August	15-627 N Morton-gas bill 07/02/25-08/01/25	\$	19.62
Fund - 2519	Capital Outlays	Utilities	2025	August	15-489 W. 10th St-Unit #1-gas bill 07/02/25-08/01/25	\$	48.77
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-200 S. College-gas bill 7/2-8/1/25	\$	17.98
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-216 S. College-gas bill 07/02/25-08/01/25	\$	98.53
Fund - 2519	Capital Outlays	Utilities	2025	August	15-489 W. 10th St-Unit #2-gas bill 07/02/25-08/01/25	\$	101.34
Fund - 2519	Capital Outlays	Utilities	2025	August	15-Showers West -320 W. 8th St water/sewer - July 2025	\$	1,437.63
Fund - 2519	Capital Outlays	Utilities	2025	August	15-640 N Madison-water/sewer bill- July 2025	\$	89.93
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-206 S. College-water/sewer bill-July 2025	\$	157.51
Fund - 2519	Capital Outlays	Utilities	2025	August	15-College Sq-216 S. College-water/sewer bill-July 2025	\$	162.97
Fund - 2519	Capital Outlays	Utilities	2025	August	15-627 N Morton Street-water/sewer bill - July 2025	\$	36.08
Fund - 2519	Capital Outlays	Utilities	2025	August	15-Showers W-320 E 8th St-elec chgs-07/02/25-08/01/25	\$	10,650.23
Fund - 2519	Other Services & Charges	Miscellaneous	2025	August	15-Temporary Shoring of the South Mill Wall-4/10/25	\$	674.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	August	15-Hopewell Security Patrol-6/1-6/30/25	\$	9,666.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	August	15-Hopewell West-Jackson Street 05/31/25-06/27/25	\$	1,384.18
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	August	15 - RES 25-52, Limestone Blocks, Hopewell East	\$	28,700.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	August	15-Hopewell Environmental Blocks 4,5,6,7 - soil disposal	\$	2,382.26
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	August	15-Design of Hopewell South, Blocks 9 & 10 - 8/1/25	\$	31,125.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	August	15-Hopewell Security Patrol-7/1-7/31/25	\$	10,625.64
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	August	15-Hopewell PH 1 East - Inspection-thru 6/30/25	\$	24,977.91
TIF Consolidated - 439	Capital Outlays	Trades District	2025	August	15-The Forge Furniture Package Design - December 2024	\$	700.00
TIF Consolidated - 439	Capital Outlays	Trades District	2025	August	15-The Forge Furniture Package Design-1/1-6/30/2025	\$	1,205.75
TIF Consolidated - 439	Capital Outlays	17th St. Sidewalk	2025	August	15-17th Street WEST Construction Inspection thru 5/31/25	\$	343.62
TIF Consolidated - 439	Capital Outlays	17th St. Sidewalk	2025	August	07- RES 25-94, 17th Street Multiuse Path (West), CO #4, CO #5	\$	34,244.16
TIF Consolidated - 439	Capital Outlays	B-Link Trail	2025	August	15-B-Line Environmental Soil Testing, Ad #1-HAND portion	\$	31,775.00
TIF Consolidated - 439	Capital Outlays	B-Link Trail	2025	August	07-B-Line Extension (CE) 06/28/25-08/01/25	\$	149.70
TIF Consolidated - 439	Debt Payments	2024 Refunding Bonds	2025	August	Principal Payment 7/1/2025	\$	1,295,625.00
Fund - 2519	Other Services & Charges	Miscellaneous	2025	September	15- Due Diligence for Convention Center Host Hotel - June 2025	\$	2,626.00
Fund - 2519	Other Services & Charges	Miscellaneous	2025	September	15- Professional services Convention Center Hotel -July 2025	\$	3,621.15
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Trash Service-320 W 8th Street-Showers West-September 2025	\$	131.23
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Quarterly Sprinkler System Inspection-College Sq 9/1-11/30/25	\$	150.00
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-627 N Morton-trash serv-September 2025, overage 7/31/25	\$	233.77
Fund - 2519	Capital Outlays	Utilities	2025	September	15-Trades District-Outdoor Lighting-elec chgs 07/17/25-08/15/25	\$	29.00
Fund - 2519	Capital Outlays	Utilities	2025	September	15-Hopewell South - 607 W 1st St Lights 8/15-8/26/25-1st bill	\$	7.75
Fund - 2519	Capital Outlays	Utilities	2025	September	15-489 10th St W. Misc:Cmrcl Spce-elec. chgs 07/22/25-08/20/25	\$	547.43
Fund - 2519	Capital Outlays	Utilities	2025	September	15-105 4th St W Misc Office 4-elec chgs 07/29/24-08/26/25	\$	165.77
Fund - 2519	Capital Outlays	Utilities	2025	September	15-105 W 4th St Misc Office 1-elec chgs 07/29/25-08/26/25	\$	30.23
Fund - 2519	Capital Outlays	Utilities	2025	September	15-714 S Rogers St.-Hopewell-elec bill-07/26/25-08/25/25	\$	987.68
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-200 S. College Ave-elec. chgs 07/29/25-08/26/25	\$	42.16
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-216 S. College-elec chgs 07/29/25-08/26/25	\$	115.28
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-204 S. College Ave-electric bill 07/29/25-08/26/25	\$	263.91
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-202 S College-elec. bill 07/29/25-08/26/25	\$	272.82
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-222 S College Ave-Atrium-elec serv 7/29/25-8/26/25	\$	284.77
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-222 S College Ave-Office-elec bill 7/29-8/26/25	\$	385.30
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-210 S. College Ave-elec. chgs 07/29/25-08/26/25	\$	396.15
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-208 S. College-elec. bill 07/29/25-08/26/25	\$	512.76
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-226 S. College Ave-elec chgs 07/29/25-08/26/25	\$	596.32
Fund - 2519	Capital Outlays	Utilities	2025	September	15-627 N Morton-elec chgs 08/02/25-09/02/25	\$	111.14
Fund - 2519	Capital Outlays	Utilities	2025	September	15-Showers W-320 E 8th St-elec chgs-08/02/25-09/02/25	\$	9,772.92
Fund - 2519	Capital Outlays	Utilities	2025	September	15-Hopewell-W 2nd St-elec chgs-08/05/25-09/03/25	\$	31.07
Fund - 2519	Capital Outlays	Utilities	2025	September	15-335 W. 11th-elec chgs 08/02/25-09/02/25	\$	11.45

9000 Keystone Crossing. Suite 660

Indianapolis, IN 46240

103 N Community Dr.

Seymour, IN 47274



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Fund - 2519	Capital Outlays	Utilities	2025	September	15-105 W 4th St-Misc:Office 2-elec chgs 07/29/25-08/26/25	\$ 188.26
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Trash Service-College Sq 222 S College Ave - Sept 2025	\$ 240.05
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Fire Alarm System Maint-320 W 8th St -8/11/25	\$ 271.00
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Monthly Interior Maintenance-Showers West - Sept. 2025	\$ 276.85
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Landscaping for the Trades District - 8/4/25-8/17/2025	\$ 279.00
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Janitorial services-College Sq-222 S College Ave-Aug 2025	\$ 397.50
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Temperature Control Issue-Trades Garage-4/24/25	\$ 454.00
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Cleaning Services for Space leased to ESNET/July 2025/Correct	\$ 1,225.00
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Cleaning Services-Space leased to ESNET - August 2025	\$ 1,225.00
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Janitorial Services-5x's per week-Showers West - August 2025	\$ 1,648.00
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-Landscaping-Trades District - 7/3/25-7/30/2025	\$ 2,037.50
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-HVAC Repairs-College Sq-Hillard Lyons Ste-7/2/25	\$ 2,480.90
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-PH I Environmental Site Assessment-226 S College-8/13/25	\$ 2,750.00
Fund - 2519	Capital Outlays	Utilities	2025	September	06-Unlim'd LTE Lapt/Hotsp 8/12-9/11/25-287327321618X09192025	\$ 29.24
Fund - 2519	Capital Outlays	Maintenance	2025	September	15-SMP Oversight for Portion of Jackson Street Const. 8/1-9/3/25	\$ 5,569.94
Fund - 2519	Capital Outlays	Maintenance	2025	September	04-WiFi Installation at the Forge - final invoice-6/12/25	\$ 11,908.80
Fund - 2519	Capital Outlays	Utilities	2025	September	15-489 W. 10th St-Unit #2-gas bill 08/02/25-09/02/25	\$ 146.25
Fund - 2519	Capital Outlays	Utilities	2025	September	15-627 N Morton-gas bill 08/02/25-09/02/25	\$ 19.97
Fund - 2519	Capital Outlays	Utilities	2025	September	15-489 W. 10th St-Unit #1-gas bill 08/02/25-09/02/25	\$ 48.77
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-216 S. College-gas bill 08/02/25-09/02/25	\$ 98.53
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-200 S. College-gas bill 8/2-9/2/25	\$ 17.98
Fund - 2519	Capital Outlays	Utilities	2025	September	15-627 N Morton Street-water/sewer bill - August 2025	\$ 49.55
Fund - 2519	Capital Outlays	Utilities	2025	September	15-Showers West -320 W. 8th St water/sewer - August 2025	\$ 1,168.23
Fund - 2519	Capital Outlays	Utilities	2025	September	15-640 N Madison-water/sewer bill- August 2025	\$ 75.17
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-216 S. College-water/sewer bill-August 2025	\$ 149.50
Fund - 2519	Capital Outlays	Utilities	2025	September	15-College Sq-206 S. College-water/sewer bill-August 2025	\$ 170.98
Fund - 2519	Capital Outlays	Utilities	2025	September	06-City Fac.-Natural Gas Commodity-Sept 2024 management fee	\$ 39.95
Fund - 2519	Capital Outlays	Utilities	2025	September	06-City Fac.-Natural Gas Commodity-Nov 2024 management fee	\$ 56.69
Fund - 2519	Capital Outlays	Utilities	2025	September	06-City Fac.-Natural Gas Commodity-Dec 2024 management fee	\$ 88.49
Fund - 2519	Capital Outlays	Utilities	2025	September	06-City Fac.-Natural Gas Commodity-January 2025 management fee	\$ 133.92
Fund - 2519	Capital Outlays	Landscaping	2025	September	15-Lawn-care-RDC owned Properties-mowing-August 2025	\$ 2,720.00
Fund - 2519	Capital Outlays	Landscaping	2025	September	15-Lawn-care-RDC owned Properties-mowing-July 2025	\$ 3,135.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	September	15-Hopewell Security Officer (1) Staffing 8/01/24-08/31/25	\$ 10,456.92
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	September	15-Hopewell PH 1 East - Inspection-thru 7/31/25	\$ 15,177.94
TIF Consolidated - 439	Capital Outlays	B-Link Trail	2025	September	15-RES 25-50, B-Line Ext CE, Supplemental #2-8/2-8/29/25	\$ 1,933.24
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	September	15-Design of Hopewell South, Blocks 9 & 10 - 9/2/25	\$ 40,377.50
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	September	15-Hopewell West-Jackson Street 08/02/25-08/29/25	\$ 1,564.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	September	15-Hopewell West-Jackson Street 06/28/25-08/01/25	\$ 6,634.00
TIF Consolidated - 439	Capital Outlays	Hopewell	2025	September	07-Hopewell West-Jackson St. (CN)-7/25-9/08/25 App 1	\$ 221,450.69
TIF Consolidated - 439	Capital Outlays	1st St.	2025	September	15 - RES 24-74, 1st Street Reconstruction Change Orders-12/2024	\$ 25,552.55
TIF Consolidated - 439	Capital Outlays	Trades District	2025	September	ESD 23 ED 00 - TRADES DISTRICT TECH CENTER	\$ 11,908.80
TIF Consolidated - 439	Debt Payments	CTP Bond	2025	September	Refunding of Redevelopment District Tax Increment Revenue Bonds Series, 2017	\$ 907,666.31
TIF Consolidated - 439	Debt Payments	Bond Transfers	2025	September	Tax Increment Revenue Bonds of 2019, Series B (Trades Garage)	\$ 1,070,200.00
TIF Consolidated - 439	Debt Payments	Bond Transfers	2025	September	Tax Increment Revenue Bonds of 2019, Series A-1 (4th St. Garage)	\$ 1,291,325.00
TIF Consolidated - 439	Debt Payments	Walnut St. Garage Lease	2025	September	7th & Walnut LLC Lease	\$ 213,897.48
TIF Consolidated - 439	Debt Payments	Morton St. Garage Lease	2025	September	Mercury Garage Market Lease	\$ 500,477.00
Total						\$ 6,556,504.26

Financials

Bloomington Redevelopment Commission

Bloomington Consolidated Allocation Area - Monthly Balance

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2025						
January	\$ 17,199,195	\$ 112,955	\$ 91,371	\$ 1,945,250	\$ -	\$ 15,275,529
February	\$ 15,275,529	\$ 4,656,103	\$ 430,279	\$ -	\$ -	\$ 19,501,352
March	\$ 19,501,352	\$ 51,401	\$ 183,313	\$ -	\$ -	\$ 19,369,440
April	\$ 19,369,440	\$ 76,723	\$ 24,879	\$ -	\$ 49,873	\$ 19,371,410
May	\$ 19,371,410	\$ 49,518	\$ 436,167	\$ -	\$ -	\$ 18,984,761
June	\$ 18,984,761	\$ 10,125,713	\$ 255,251	\$ 64,299	\$ -	\$ 28,790,924
July	\$ 28,790,924	\$ 85,146	\$ 337,166	\$ -	\$ -	\$ 28,538,904
August	\$ 28,538,904	\$ 101,841	\$ 177,279	\$ 1,295,625	\$ -	\$ 27,167,841
September	\$ 27,167,841	\$ 97,977	\$ 335,056	\$ 3,983,566	\$ -	\$ 22,947,196
October	\$ 22,947,196	\$ 294,008	\$ 2,167,334	\$ -	\$ 45,376	\$ 21,028,495
November	\$ 21,028,495	\$ 294,008	\$ 2,167,334	\$ -	\$ 45,376	\$ 19,109,793
December	\$ 19,109,793	\$ 9,457,797	\$ 2,167,334	\$ 65,189	\$ 45,376	\$ 26,289,691
Total		\$ 25,403,189	\$ 8,772,764	\$ 7,353,929	\$ 186,000	
2026						
January	\$ 26,289,691	\$ 166,667	\$ 20,895	\$ 2,993,599	\$ 16,458	\$ 23,425,406
February	\$ 23,425,406	\$ 166,667	\$ 20,895	\$ 60,844	\$ 16,458	\$ 23,493,875
March	\$ 23,493,875	\$ 166,667	\$ 20,895	\$ 60,844	\$ 16,458	\$ 23,562,345
April	\$ 23,562,345	\$ 166,667	\$ 20,895	\$ 60,844	\$ 16,458	\$ 23,630,814
May	\$ 23,630,814	\$ 166,667	\$ 20,895	\$ 60,844	\$ 16,458	\$ 23,699,283
June	\$ 23,699,283	\$ 12,254,686	\$ 20,895	\$ 4,626,284	\$ 16,458	\$ 31,290,332
July	\$ 31,290,332	\$ 166,667	\$ 20,895	\$ 2,990,861	\$ 16,458	\$ 28,428,784
August	\$ 28,428,784	\$ 166,667	\$ 20,895	\$ 60,844	\$ 16,458	\$ 28,497,253
September	\$ 28,497,253	\$ 166,667	\$ 20,895	\$ 60,844	\$ 16,458	\$ 28,565,723
October	\$ 28,565,723	\$ 166,667	\$ 20,895	\$ 60,844	\$ 16,458	\$ 28,634,192
November	\$ 28,634,192	\$ 166,667	\$ 20,895	\$ 60,844	\$ 16,458	\$ 28,702,662
December	\$ 28,702,662	\$ 12,254,686	\$ 20,895	\$ 125,284	\$ 16,458	\$ 40,794,711
Total		\$ 26,176,039	\$ 250,741	\$ 11,222,779	\$ 197,500	

Note: Financial information is as of 9/30/2025.

Most Recently Updated Month

Financials

Bloomington Redevelopment Commission

North Kinser Pike Allocation Area - Monthly Balance

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2025						
January	\$ 648,892	\$ 2,433	\$ -	\$ -	\$ -	\$ 651,325
February	\$ 651,325	\$ 2,214	\$ -	\$ -	\$ -	\$ 653,539
March	\$ 653,539	\$ 2,278	\$ -	\$ -	\$ -	\$ 655,817
April	\$ 655,817	\$ 2,253	\$ -	\$ -	\$ -	\$ 658,071
May	\$ 658,071	\$ 2,266	\$ -	\$ -	\$ -	\$ 660,337
June	\$ 660,337	\$ 46,516	\$ -	\$ -	\$ -	\$ 706,853
July	\$ 706,853	\$ 2,128	\$ -	\$ -	\$ -	\$ 708,982
August	\$ 708,982	\$ 2,480	\$ -	\$ -	\$ -	\$ 711,462
September	\$ 711,462	\$ 2,315	\$ -	\$ -	\$ -	\$ 713,777
October	\$ 713,777	\$ 2,235	\$ 116,667	\$ -	\$ -	\$ 599,345
November	\$ 599,345	\$ 2,235	\$ 116,667	\$ -	\$ -	\$ 484,914
December	\$ 484,914	\$ 41,985	\$ 116,667	\$ -	\$ -	\$ 410,233
Total		\$ 111,341	\$ 350,000	\$ -	\$ -	
2026						
January	\$ 410,233	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 388,228
February	\$ 388,228	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 366,224
March	\$ 366,224	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 344,219
April	\$ 344,219	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 322,215
May	\$ 322,215	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 300,210
June	\$ 300,210	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 278,206
July	\$ 278,206	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 256,201
August	\$ 256,201	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 234,197
September	\$ 234,197	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 212,192
October	\$ 212,192	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 190,188
November	\$ 190,188	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 168,183
December	\$ 168,183	\$ 9,919	\$ 31,923	\$ -	\$ -	\$ 146,179
Total		\$ 119,026	\$ 383,080	\$ -	\$ -	

Note: Financial information is as of 9/30/2025.

Most Recently Updated Month

Financials

Bloomington Redevelopment Commission

Bloomington RDC Fund #2519 - Monthly Balance

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2025						
January	\$ 2,124,409	\$ 92,939	\$ 37,066	\$ -	\$ 7,547	\$ 2,172,735
February	\$ 2,172,735	\$ 4,634,808	\$ 383,812	\$ -	\$ 4,593,643	\$ 1,830,088
March	\$ 1,830,088	\$ 52,462	\$ 208,439	\$ -	\$ 50	\$ 1,674,060
April	\$ 1,674,060	\$ 78,728	\$ 107,224	\$ -	\$ 298	\$ 1,645,267
May	\$ 1,645,267	\$ 72,154	\$ 174,795	\$ -	\$ 4,129	\$ 1,538,496
June	\$ 1,538,496	\$ 73,283	\$ 50,401	\$ -	\$ 13,465	\$ 1,547,914
July	\$ 1,547,914	\$ 43,109	\$ 230,291	\$ -	\$ 170	\$ 1,360,562
August	\$ 1,360,562	\$ 39,542	\$ 135,948	\$ -	\$ 978	\$ 1,263,178
September	\$ 1,263,178	\$ 305,203	\$ 54,179	\$ -	\$ 6,247	\$ 1,507,955
October	\$ 1,507,955	\$ -	\$ 17,372	\$ -	\$ -	\$ 1,490,584
November	\$ 1,490,584	\$ -	\$ 17,372	\$ -	\$ -	\$ 1,473,212
December	\$ 1,473,212	\$ -	\$ 17,372	\$ -	\$ -	\$ 1,455,840
Total		\$ 5,392,228	\$ 1,434,270	\$ -	\$ 4,626,527	
2026						
January	\$ 1,455,840	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,448,191
February	\$ 1,448,191	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,440,541
March	\$ 1,440,541	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,432,891
April	\$ 1,432,891	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,425,242
May	\$ 1,425,242	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,417,592
June	\$ 1,417,592	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,409,942
July	\$ 1,409,942	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,402,293
August	\$ 1,402,293	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,394,643
September	\$ 1,394,643	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,386,993
October	\$ 1,386,993	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,379,344
November	\$ 1,379,344	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,371,694
December	\$ 1,371,694	\$ 63,333	\$ 60,566	\$ -	\$ 10,417	\$ 1,364,044
Total		\$ 760,000	\$ 726,796	\$ -	\$ 125,000	

Note: Financial information is as of 9/30/2025.

Most Recently Updated Month

Financials

Bloomington Redevelopment Commission

Bloomington Consolidated Allocation Area - Fund # 4445

	Actual 2023	Actual 2024	Projected 2025 as of 9/30/2025		Projected 2026	Projected 2027
Beginning Cash Balance	\$ 26,318,383	\$ 27,305,255	\$ 17,199,195	\$ 17,199,195	\$ 26,289,691	\$ 40,794,710
Plus Revenues:						
Federal and State Grants	\$ 216,370	\$ 2,876,842	\$ 1,000,000	\$ 143,236	\$ 1,000,000	\$ 1,000,000
Bond Proceeds	\$ -	\$ 203,013	\$ -	\$ -	\$ -	\$ -
Interest / Misc. Revenue	\$ 1,728,867	\$ 1,097,108	\$ 5,200,000	\$ 5,174,739	\$ 1,000,000	\$ 1,000,000
TIF Revenue Collections	\$ 15,940,690	\$ 15,947,519	\$ 19,203,189	\$ 10,039,401	\$ 24,176,039	\$ 24,176,039
Total Revenues	\$ 17,885,928	\$ 20,124,483	\$ 25,403,189	\$ 15,357,376	\$ 26,176,039	\$ 26,176,039
Total Revenues + Beginning Cash Balance	\$ 44,204,311	\$ 47,429,738	\$ 42,602,384	\$ 32,556,570	\$ 52,465,730	\$ 66,970,749
Less Expenditures:			Includes ~\$4.5M in land sale proceeds.			
Capital Outlays						
1st St.	\$ 143,576	\$ 2,045,614	\$ 394,126	\$ 394,126	\$ 21,741	\$ -
17th St. Sidewalk	\$ 7,822	\$ 206,797	\$ 47,123	\$ 47,123	\$ -	\$ -
4th Street Garage	\$ -	\$ 52,500	\$ -	\$ -	\$ -	\$ -
Academic Health Center	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Property Appraisals	\$ 62,250	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Annual BCT Theater Improvements	\$ 32,300	\$ -	\$ 74,000	\$ -	\$ 74,000	\$ 74,000
Hopewell	\$ 6,621,186	\$ 14,861,194	\$ 6,166,666	\$ 1,242,702	\$ 105,000	\$ 105,000
Infrastructure Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety Capital or Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Purchasing Property	\$ 1,900,405	\$ -	\$ -	\$ -	\$ -	\$ -
Tapp & Rockport	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
TIF District Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trades District	\$ 207,935	\$ 4,860,349	\$ 1,966,305	\$ 512,266	\$ -	\$ -
Past Projects						
B-Link Trail	\$ 264,607	\$ 836,956	\$ 74,544	\$ 74,544	\$ -	\$ -
Triple C Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Winslow Henderson Sidepath	\$ 213,620	\$ 24,160	\$ -	\$ -	\$ -	\$ -
Debt Payments						
Total Debt Payments	\$ 6,909,127	\$ 6,900,998	\$ 7,353,929	\$ 7,288,739	\$ 11,222,779	\$ 15,521,694
Walnut St. Garage Lease	\$ 213,897	\$ 213,897	\$ 213,897	\$ 213,897	\$ 229,649	\$ 232,800
Bank Fees	\$ 455	\$ 1,353	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Morton St. Garage Lease	\$ 456,430	\$ 456,430	\$ 500,477	\$ 500,477	\$ 500,477	\$ 500,477
CTP Bond	\$ 903,076	\$ 903,490	\$ 907,666	\$ 907,666	\$ 901,647	\$ 899,911
Solar Project Lease Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redev Tax Rev Bonds 2015	\$ 2,841,028	\$ 2,837,139	\$ -	\$ -	\$ -	\$ -
General Revenue Bonds, 2021	\$ 128,496	\$ 128,258	\$ 128,488	\$ 64,299	\$ 128,880	\$ 128,880
2024 Refunding Bonds	\$ -	\$ -	\$ 3,240,875	\$ 3,240,875	\$ 2,597,000	\$ 2,598,500
Est. Summit Debt	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 2,300,000
Est. Police Debt	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 2,700,000
Est. Hopewell Bonds	\$ -	\$ -	\$ -	\$ -	\$ 1,900,000	\$ 3,800,000
Bond Transfers	\$ 2,365,745	\$ 2,360,430	\$ 2,361,525	\$ 2,361,525	\$ 2,364,126	\$ 2,360,126
Other Services & Charges						
Garage Expenses	\$ 172,904	\$ 216,029	\$ 126,000	\$ 49,873	\$ 126,000	\$ 126,000
Interfund Transfer	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500
Professional Services	\$ 98,324	\$ 225,947	\$ 60,000	\$ -	\$ 70,000	\$ 70,000
Total Spending	\$ 16,899,056	\$ 30,230,543	\$ 16,312,693	\$ 9,609,374	\$ 11,671,020	\$ 15,878,194
Surplus / (Deficit)	\$ 986,871	\$ (10,106,060)	\$ 9,090,496	\$ 5,748,001	\$ 14,505,019	\$ 10,297,845
Pass Through Calculation	106%	67%	156%	160%	224%	165%
Year End Fund Balance:	\$ 27,305,255	\$ 17,199,195	\$ 26,289,691	\$ 22,947,196	\$ 40,794,710	\$ 51,092,555

Note: Revenues and expenditures are as of 9/30/2025.

9000 Keystone Crossing. Suite 660

Indianapolis, IN 46240

103 N Community Dr.

Seymour, IN 47274



PH: 1-317-820-3440

FX: 1-812-522-9494

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Financials

Bloomington Redevelopment Commission
North Kinser Pike Allocation Area - Fund # 4451

	Actual 2023	Actual 2024	Projected 2025	as of 9/30/2025	Projected 2026	Projected 2027
Beginning Cash Balance	\$ 765,915	\$ 688,539	\$ 648,892	\$ 648,892	\$ 410,233	\$ 146,179
Plus Revenues:						
Interest / Misc. Revenue	\$ 30,181	\$ 32,182	\$ 27,000	\$ 20,294	\$ -	\$ -
TIF Revenue Collections	\$ 90,163	\$ 86,336	\$ 84,341	\$ 44,591	\$ 119,026	\$ 119,026
Total Revenues	\$ 120,344	\$ 118,519	\$ 111,341	\$ 64,885	\$ 119,026	\$ 119,026
Total Revenues + Beginning Cash Balance	\$ 886,259	\$ 807,058	\$ 760,233	\$ 713,777	\$ 529,259	\$ 265,205
Less Expenditures:						
Capital Outlays						
Cascades Trail	\$ 197,720	\$ 158,166	\$ 350,000	\$ -	\$ 383,080	\$ -
Debt Payments						
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Spending	\$ 197,720	\$ 158,166	\$ 350,000	\$ -	\$ 383,080	\$ -
Surplus / (Deficit)	\$ (77,376)	\$ (39,647)	\$ (238,659)	\$ 64,885	\$ (264,054)	\$ 119,026
Pass Through Calculation	61%	75%	32%	0%	31%	0%
Year End Fund Balance:	\$ 688,539	\$ 648,892	\$ 410,233	\$ 713,777	\$ 146,179	\$ 265,205

Note: Revenues and expenditures are as of 9/30/2025.

Financials

Bloomington Redevelopment Commission

Bloomington RDC Fund #2519

	Actual 2023	Actual 2024	Projected 2025 as of 9/30/2025		Projected 2026	Projected 2027
Beginning Cash Balance	\$ 2,163,273	\$ 2,283,094	\$ 2,124,409	\$ 2,124,409	\$ 1,455,840	\$ 1,364,044
Plus Revenues:						
Interest / Misc. Revenue	\$ 137,647	\$ 132,576	\$ 5,011,731	\$ 5,011,731	\$ 130,000	\$ 130,000
Lease/Rental Revenue	\$ 663,909	\$ 630,071	\$ 380,497	\$ 380,497	\$ 630,000	\$ 630,000
Total Revenues	\$ 801,556	\$ 762,647	\$ 5,392,228	\$ 5,392,228	\$ 760,000	\$ 760,000
Total Revenues + Beginning Cash Balance	\$ 2,964,829	\$ 3,045,740	\$ 7,516,637	\$ 7,516,637	\$ 2,215,840	\$ 2,124,044
Less Expenditures:						
Capital Outlays						
Utilities	\$ 138,305	\$ 157,649	\$ 208,460	\$ 156,345	\$ 215,000	\$ 220,000
Maintenance	\$ 57,767	\$ 151,672	\$ 716,921	\$ 716,921	\$ 418,254	\$ 215,000
Landscaping	\$ 50,969	\$ 64,679	\$ 36,604	\$ 36,604	\$ 70,000	\$ 70,000
Construction	\$ 14,606	\$ 402,013	\$ 472,286	\$ 472,286	\$ 23,542	\$ 23,542
Debt Payments						
None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Transfer Payments	\$ 163,110	\$ 75,714	\$ 7,996	\$ 7,996	\$ -	\$ -
Interfund Transfer	\$ -	\$ -	\$ 4,593,093	\$ 4,593,093	\$ -	\$ -
Miscellaneous	\$ 256,977	\$ 69,605	\$ 25,438	\$ 25,438	\$ 125,000	\$ 125,000
Total Spending	\$ 681,735	\$ 921,332	\$ 6,060,797	\$ 6,008,682	\$ 851,796	\$ 653,542
Surplus / (Deficit)	\$ 119,821	\$ (158,685)	\$ (668,568)	\$ (616,453)	\$ (91,796)	\$ 106,458
Year End Fund Balance:	\$ 2,283,094	\$ 2,124,409	\$ 1,455,840	\$ 1,507,955	\$ 1,364,044	\$ 1,470,502

Note: Revenues and expenditures are as of 9/30/2025.

Indebtedness

Bloomington Redevelopment Commission Debt Overview

	Final Maturity Date	Outstanding Debt as of 1/1/2025	Actual Amount Paid on Obligations in 2025
Bloomington Consolidated TIF			
7th & Walnut LLC Lease	2/1/2031	\$ 1,264,956	\$ 213,897
Mercury Garage Market Lease	1/1/2034	\$ 3,284,381	\$ 500,477
Solar Project Lease Agreement	10/30/2037	\$ 9,597,794	\$ 64,299
Refunding of Redevelopment District Tax Increment Revenue Bonds Series, 2017	2/1/2032	\$ 6,055,000	\$ 907,666
Tax Increment Revenue Bonds of 2019, Series A-1 (4th St. Garage)	2/1/2040	\$ 12,800,000	\$ 1,070,200
Tax Increment Revenue Bonds of 2019, Series B (Trades Garage)	2/1/2040	\$ 10,580,000	\$ 907,666
Tax Increment Refunding Rev. Bonds of 2024	2/1/2040	\$ 27,450,000	\$ 3,240,875

Note: The RDC is only responsible for 15.06% of the Solar Project Lease payment.

Note : You can request amortization tables from RFG for outstanding debt if needed.

CDFI Friendly Bloomington 2025 Update

Bloomington Redevelopment Commission
November 3, 2025



CDFI
FRIENDLY
BLOOMINGTON

WHAT ARE CDFIs?

Community Development Financial Institutions are mission-driven lenders dedicated to delivering responsible, affordable lending (loans) for community development projects.

They help people and communities who are low income, low wealth, and underbanked or disadvantaged. CDFIs are a tool in the community development toolbox.

They are a \$500 billion sector of financing.

What does the “Friendly” mean?

Our job is to connect projects across our 13 county region to the network of more than 1,400 CDFIs around the United States.

You can call us a “community development matchmaker” if you want...

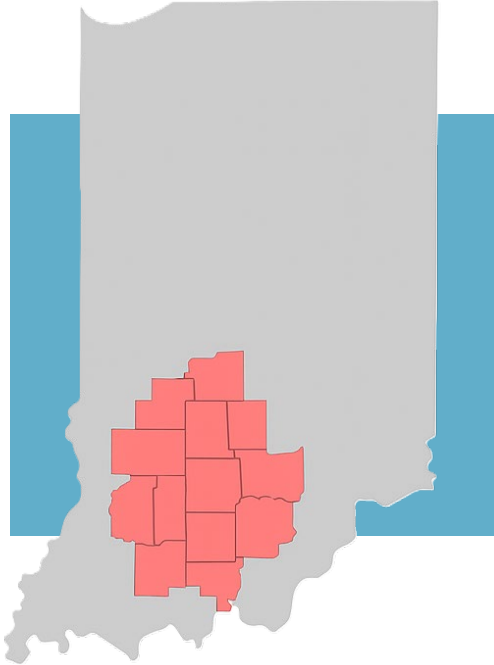


CDFI
FRIENDLY
BLOOMINGTON

OUR MISSION

As a mission-based lending partner, our job is to help unlock financing for people and places who have been under financed or excluded from it.

So far in 2025, we have provided **235** hours of technical assistance to projects in Bloomington and our region. About 62% of this time has been specific to projects in the City of Bloomington.



The figures below represent CDFI investment
per resident in each area from 2005–2022

\$714
per U.S. resident

\$169
per Hoosier

\$22
per resident in
Uplands Region

HOW WE ARE CHASING IMPACT

The numbers in the
diagram give a good
representation of why we
do the work we do.

Impact in our Region

Since our creation, we have seen:

\$26,000,000

ADDITIONAL CDFI
INVESTMENT IN OUR REGION

371

HOUSING UNITS
CREATED OR RETAINED

\$57,000,000

TOTAL PROJECT INVESTMENT
IN OUR REGION

2025 UPDATE: THANK YOU!

The RDC continues to help CDFI Friendly with support through lending capital that is used for housing inside the Consolidated TIF district.

We are also strategically investing the capital granted to us from the BUEA in 2018 for housing and small business projects in and around the Bloomington Urban Enterprise Zone.

2025 UPDATE: WE'RE CERTIFIED!

As of July 2025, we are now a certified CDFI by the US Treasury! While we do not do direct lending, this will lead to more integration with community development financing.

We were also awarded a \$300,000 grant from the CDFI Fund to increase our capacity and Technical Assistance services.



2025 UPDATE: ADVOCACY

With changing policy dynamics at the state and federal level, CDFI Friendly Bloomington has helped coordinate advocacy efforts in to help preserve CDFI Fund and community development dollars, joining with other state and national CDFI partners.

It is estimated that that for every \$1 of federal CDFI funding, \$8 in private investment is leveraged for projects across the United States.

2025 UPDATE: SUCCESS STORY



**Cooperative Living Affordable Housing
Project- Finished with 7 bedrooms!**



**FOLLOW US ON
SOCIAL MEDIA!**



25-127
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

TO EARMARK FIVE MILLION DOLLARS (\$5,000,000)
FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS
IN THE SOUTHWEST QUADRANT OF THE CITY OF BLOOMINGTON

WHEREAS, pursuant to Indiana Code Chapter 36-7-14, the Bloomington Redevelopment Commission ("RDC") is vested with the power to design and construct public improvements;

WHEREAS, undeveloped areas of land in the "southwest quadrant" of the City of Bloomington ("City") exist, which are ripe for residential and commercial development and creation of new Economic Development Areas and Allocation Areas (often referred to as "TIF Districts");

WHEREAS, for purposes of this Resolution, the "southwest quadrant" is roughly defined as the area bordered by Tapp Road to the south, Interstate 69 (previously known as State Road 37 to the west), Second Street/Bloomfield Road to the north, and Adams Street to the east;

WHEREAS, the City Engineering Department would like to hire professional engineers to assist them and other City staff in the development of necessary public road and other related infrastructure that would be needed to serve this southwest quadrant; and,

WHEREAS, the City's investment of current Tax Increment Finance ("TIF") dollars to design public roads and other related infrastructure that may be built by the City or, in part, by private developers will spur economic development in the City and will benefit the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC, hereby, agrees to set aside and earmark Five Million Dollars (\$5,000,000) of existing TIF revenues to be used by the City of Bloomington for professional design and service fees.
2. The RDC is not approving any particular contracts with the passage of this Resolution, but does acknowledge that City staff will bring professional service contracts to the RDC

for approval and that those professional service contracts will be paid from these earmarked funds.

3. The RDC understands that City staff may work with property owners and developers in the southwest quadrant and that the City may approve MOUs or may bring MOUs to the RDC for approval, as staff deem necessary, to incentivize development and economic development in the southwest quadrant.
4. City Staff is authorized to execute any documentation and to take any actions necessary to effectuate the purposes of this Resolution.

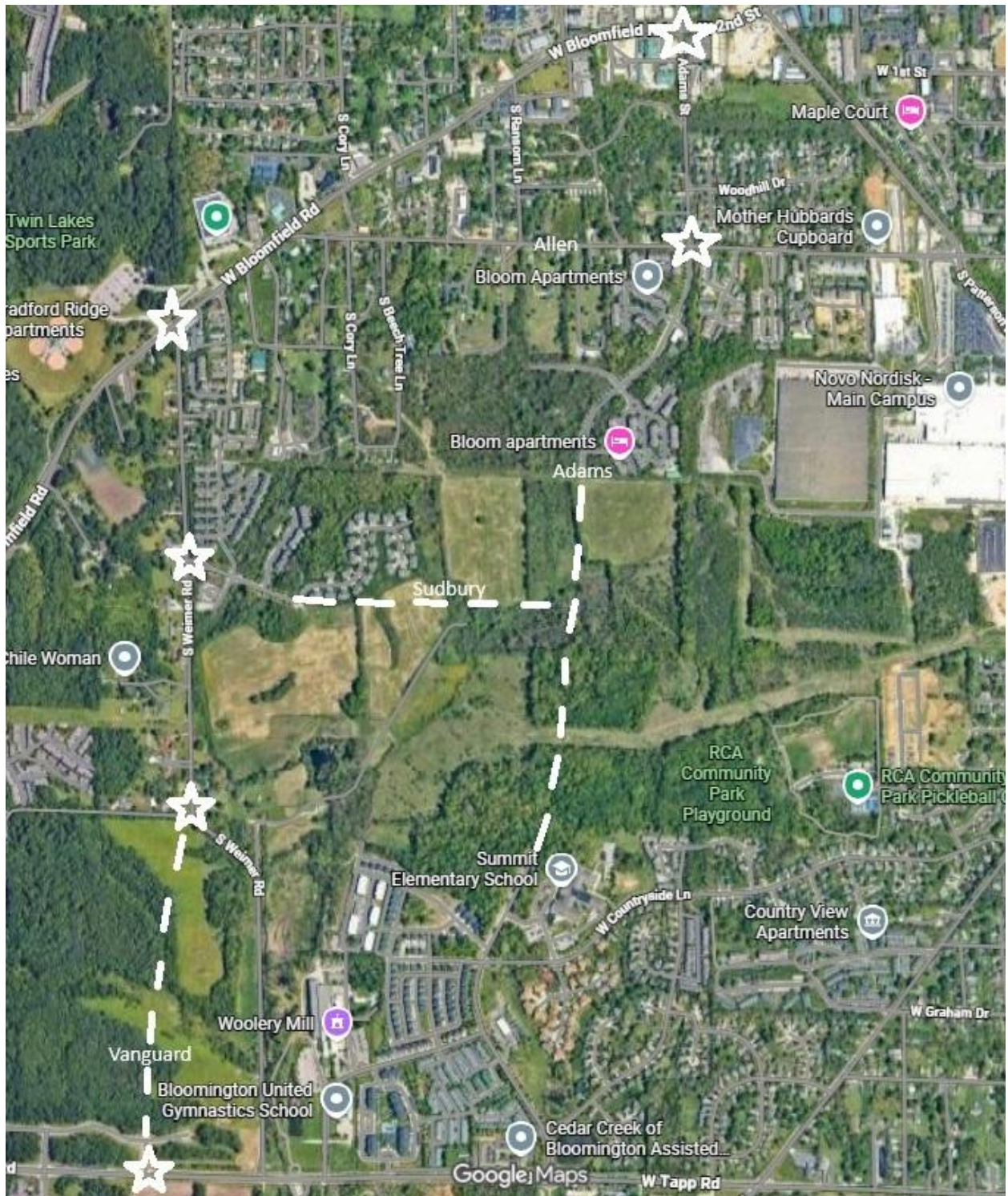
BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date



This visual is a preliminary concept, is illustrative, subject to change and may not reflect final content, design, or specifications.

25-130
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF AMENDMENT NO. 1 TO THE
AGREEMENT WITH FLINTLOCK LTD. CO.
FOR ADDITIONAL SERVICES RELATED TO THE CREATION OF A
PLANNED UNIT DEVELOPMENT (PUD) FOR HOPEWELL SOUTH

- WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form (“Form”) for a project to envision reuse of the Legacy IU Health Bloomington Hospital Site (“Hopewell Project”), and element of which Form authorized the City to negotiate terms of purchase for the Old Hospital Site;
- WHEREAS, the RDC approved the purchase of the Hopewell Project in Resolution 18-31;
- WHEREAS, in Resolution 23-73, the RDC authorized the public offering of Hopewell South Blocks 9 and 10;
- WHEREAS, a second, revised, updated offer authorized by the RDC for public offering of Hopewell South Blocks 9 and 10;
- WHEREAS, by Resolution 25-84, any and all bids for Hopewell South Blocks 9 and 10 as they did not appropriately serve the goals and vision for Blocks 9 and 10 of Hopewell South;
- WHEREAS, the RDC has determined that a different course of action for Blocks 9 and 10 of Hopewell South is necessary as the existing plan is not achievable;
- WHEREAS, by Resolution 25-85 the RDC entered into an agreement with Flintlock Ltd. Co. for a new comprehensive and coordinated design of Blocks 9 and 10 of Hopewell South at a cost not to exceed Three Hundred Thousand Dollars (\$300,000.00);
- WHEREAS, Flintlock Ltd. Co.’s work thus far indicates that the best approach to the development of Hopewell South is through the zoning process of creating a Planned Unit Development (PUD);
- WHEREAS, Flintlock Ltd. Co. appears to be well suited to perform the services outlined in Attachment 1 for a not to exceed fee of One Hundred Forty-Five Thousand Five Hundred Dollars (\$145,500.00); and,

WHEREAS, the RDC has determined that the payment for such services is an appropriate use of TIF funds and will further the public's best interests and redevelopment of Hopewell South.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The Redevelopment Commission reaffirms its support for the Hopewell South Blocks 9 and 10 Project and the creation of a Planned Unit Development (PUD).
2. The Redevelopment Commission finds that the proposal by Flintlock Ltd. Co., in an amount not to exceed One Hundred Forty-Five Thousand Five Hundred Dollars (\$145,500.00) is an appropriate use of TIF funds and shall be paid from Fund 4445-15-159001-53990.
3. The Redevelopment Commission finds that Amendment No. 1 with Flintlock Ltd. Co. in Attachment A will further the public's best interests and redevelopment of Hopewell South and is hereby approved.
4. The Redevelopment Commission authorizes City Staff to perform any and all functions and activities necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Sue Sgambulleri, Vice President

ATTEST:

John West, Secretary

Date

Attachment 1

**AMENDMENT NO. 1 TO THE AGREEMENT
BETWEEN
CITY OF BLOOMINGTON
REDEVELOPMENT COMMISSION
AND
FLINTLOCK LTD. CO.
FOR
ADDITIONAL SERVICES RELATED TO THE CREATION OF A
PLANNED UNIT DEVELOPMENT (PUD) FOR HOPEWELL SOUTH**

This Amendment No. 1 to the Agreement (Amendment No. 1), entered into on this 3rd day of November, 2025, by and between the Bloomington Redevelopment Commission (“RDC”), and Flintlock Ltd. Co. (“Contractor”) (collectively the “Parties”).

AMENDMENTS

The following is added to Section 1:

In addition, Contractor shall provide the services for the RDC as outlined in Additional Scope A, Additional Scope B, Additional Scope C, and Additional Scope D, as detailed in **Exhibit A** (the “Additional Services” or “Scope of Services”). Time is of the essence and Contractor shall diligently complete all Services in a timely manner consistent with the Standard of Care identified below.

The following is added to Section 3:

Upon completion of all Additional Services, the RDC shall pay Contractor for all fees and expenses for all Services herein provided in an amount not to exceed the amount of One Hundred Forty-Five Thousand Five Hundred Dollars (\$145,500.00) under same terms and conditions of the original agreement.

All other terms and conditions of the original agreement are still in full force and effect.

The rest of this page intentionally left blank.

Attachment 1

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands.

Bloomington Redevelopment Commission

BY:

Sue Sgambulleri, Vice President

ATTEST:

John West, Secretary

Date

Flintlock Ltd. Co.

BY:

Allison Quinlan, Principal and Project Lead

Date

Attachment 1

EXHIBIT A

SCOPE OF WORK

The Services shall include Additional Scope A, Additional Scope B, Additional Scope C, and Additional Scope D in the following document.

PROPOSED CONTRACT AMENDMENT 1

October 16, 2025

With clarity on the platting + permitting process for Phase 1 of the Hopewell South project, additional service scopes have been requested by the client to navigate the city’s internal approval process. This contract amendment, if accepted, would serve to modify the original contract between the City of Bloomington and Flintlock Ltd Co dated 7/15/2025.

AMENDMENT NO. 01

to the
Professional Services Agreement
between
City of Bloomington Redevelopment Commission
and
Flintlock Ltd. Co.

Project: Hopewell Redevelopment – Blocks 9-10
Date: October 20, 2025
Original Agreement Date: July 15, 2025

BACKGROUND

This Amendment expands the scope of services originally authorized under the Hopewell South (Blocks 8–9) contract. The additional services described herein provide comprehensive support through the City’s entitlement and review process for Blocks 8–9, coordination with the Bloomington Police Department design team for block 10, expanded civil coordination, and a new scope for Hopewell East (Blocks 1–3) to extend the shovel-ready platted lots and permit-ready designs of Hopewell South. Except as specifically modified below, all other provisions of the original Agreement remain in full force and effect and extend to the selected additional scopes.

ACCEPTED AND AGREED:

City of Bloomington Redevelopment Commission

By: _____

Name: _____

Title: _____

Date: _____

Flintlock Ltd. Co.

By: _____

Allison Thurmond Quinlan AIA RLA LEED AP

Principal

Date: _____

ADDITIONAL SCOPE A

Development Review Committee (DRC) Strategy, Materials, and Meeting

Purpose. Prepare and lead a coordinated DRC package and presentation for Hopewell South (Blocks 8–9) that aligns land planning, architecture, infrastructure concepts, and the City’s policy objectives so the project advances cleanly into PUD filing. Rush submission with submission documents required by November 14, 2025.

Tasks & Deliverables

1. Primary/ Site Plan Set (DRC level)

- **Overall block diagrams** for Blocks 9 + 10 with building locations, massing, and architecture callouts for each product type (SF cottage, townhouse, micro/multiplex).
- **Alternative road and pedestrian connections** through the site (and phasing diagram) tied to the adopted Transportation Plan; note any deviations and the rationale.
- **Permit-Ready Workflow Note** (1 page): explanation for users, the DRC, and the public on the process of how fully pre-approved architecture through Building Safety will work in practice, including:
 - City contracts with small builders to purchase coordinated 3–5 lot “packs” (instead of lot-by-lot) with plan/license and timelines.
 - City installs public streets/utilities; we submit building permits for pre-approval; lot buyers pick up approved sets.
 - Local capacity-building: participation preference for locals trained via IncDev; outline orientation/training touchpoints.
- **Program compliance exhibits:**
 - AMI mix: spreadsheet exhibit demonstrating PUD affordability requirements (by unit type/phase) and pricing targets.
 - Accessibility: statement of compliance with ≥20% accessible units (City minimum) and our recommendation of 40%, with a placeholder for Council/RDC policy direction (*City to confirm target*).
- **Operations & services:** memo on Public Works / trash pickup assumptions (enclosure locations/clearances, turning paths, alley/drive designs).

2. Street Sections (Deviations Exhibit)

- **Street cross-sections** showing ROW widths, travel lanes, curb/gutter, trees, sidewalks; note any deviations from standards with justification.
- **Utilities positioning policy:** avoid front-yard utilities where feasible; note all-electric community preference (no gas mains/service); coordinate with Utilities/Transportation as recommended (not required) detail at DRC stage.
- **Green space & maintenance:** outline options (private HOA, City park, or hybrid); note whether Police Department (PD) parcel participates in HOA for shared O&M.

3. District Ordinance (PUD) Outline (Draft)

- **Framework** with two planning areas: “**Parcel A**” (Hopewell Residential) and “**Parcel B**” (Bloomington Police Department).
- Documentation for underlying zoning requirements (PD vehicle is TRO overlay; site’s base R4), then clear variations within the PUD that are easy to administer (we will keep variations as minimal as possible; as silence defaults to underlying zoning standards which may be modified in the future).
- **Definitions section** for any novel terms (we will avoid re-defining UDO terms; introduce new defined terms instead).

- **Quantitative standards:** lot sizes, heights, coverage, frontage types, parking requirement, tree canopy, open/public space definition for PUD purposes, etc.
 - **Setbacks & growth logic:** standards that allow homes to “grow and learn” (additions/ADUs) without repeated entitlements.
 - **Architectural standards:** materials palette, porch/entry requirements, frontage types; flat roofs: explicitly permitted only where illustrated and standards met (renderings required for any newly-allowed form).
 - **Sustainability standards** (strongly recommended to Council): solar-ready orientation, enhanced R-values, electrification, construction waste reduction, and long-term cost/attainability notes.
 - **Phasing plan** with triggers (infrastructure, unit-type mix, affordability/accessibility delivery).
 - **Primary point of contact: Eric** (City) for clarifications.
4. **Conceptual Drainage & Green Infrastructure (GI) Overlay**
- **Concept-level drainage memo & diagrams:** impervious accounting; conceptual detention approach (e.g., under parking) with GI treatment train for surface level water quality prior to storage.
 - **GI overlay plan:** depicts locations/areas reserved for bioswales, rain gardens, tree trenches, etc., confirming adequate land area is reserved across phases.
 - **CBU early comfort check:** coordinate with Kat (CBU) prior to DRC to approve concept approach.
 - **Note:** this is **not a full civil design or drainage report**; final sizing/engineering by civil.
5. **Visualization & Council Readiness**
- **Renderings:** at least one representative rendering for each product type (SF cottage, micro building, multiplex/townhouse) to support a visual audience.
 - **Council questions brief:** One-pager anticipating Council feedback on accessibility, affordability depth, sustainability, and public realm.

Meetings

- 1 internal coordination session (City/CBU/Transportation/utilities).
- 4 pre-DRC check-in with staff.
- 1 DRC meeting attendance and presentation.

Assumptions/Exclusions

- Survey, geotechnical, traffic, environmental, and sealed civil drainage/utility design are by others.
- We will incorporate typical utility corridors but will not produce construction documents for horizontal improvements at this phase of design.

Compensation. Flat fee of \$64,500.

ADDITIONAL SCOPE B

PUD Filing Support & Neighborhood Meetings

Purpose

Support the RDC in preparing a clean, review-ready PUD submittal following DRC and conducting required neighborhood engagement. This scope is optional if RDC and / or COB prefers to take a more active role in submission of the PUD. Meetings required before Council hearing in January 2026.

Tasks & Deliverables

1. **PUD Application Package**
 - Format PUD narrative, standards tables, Parcel A/B regulating plans, variations list, phasing, affordability & accessibility commitments, and sustainability standards for public review.
 - Compile street sections, site plan set, and GI overlay suitable for public review.
2. **Neighborhood Meetings (within 500')**
 - Prepare mailed/posted notices (content support), agendas, sign-in sheets, exhibits, printed handouts.
 - Prepare documentation and agenda for **two (2)** neighborhood meetings led by City staff; capture meeting minutes & comment log.
 - Produce response-to-comments matrix for incorporation into the PUD submittal/update.
 - Optional additional scope to have our team attend two public hearings in person and lead public engagement listed below.
3. **Process Management**
 - Support RDC in filing, staff responses, minor exhibit edits during review, and attendance at **up to two (2)** public hearings.

Assumptions

- RDC/City handles official noticing, venue, and filing fees; Consultant provides content and facilitation support.
- Legal drafting/review by City Attorney is out of scope.

Compensation

Flat fee of \$26,750 for meetings led by RDC/COB staff.

Added \$12,500 flat fee plus reasonable travel costs as a reimbursable expense for two public meetings led by Flintlock team in person as requested.

ADDITIONAL SCOPE C

Block 8 Police Department Parcel: Coordination, Platting & Entitlements

Purpose

Coordinate with the PD design team and City to **plat and entitle** the PD parcel on Block 8 so it aligns with the overall Hopewell South plan.

Tasks & Deliverables

1. **Coordination & Site Fit**
 - Joint work session with PD design team for access, security interface, service routes, and **utilities/easements** consistent with block-wide plans.
2. **Plat & Entitlement Materials**
 - Prepare **coordinated preliminary/final plat exhibits** for City approval (lot/tracts, easements, rights-of-way, dedications).
 - Prepare PD-specific notes/conditions for insertion into PUD where applicable.
3. **O&M Integration**
 - Memo on PD participation (or carve-outs) in **shared O&M/HOA** for landscape, GI, private drives, and trash.

Assumptions

- PD's architect/engineer provides building and secured-area requirements.
- Final civil and security engineering by PD's team.

Compensation

Flat fee of \$16,350

ADDITIONAL SCOPE D

Civil Engineering Coordination for Platting, Utilities & Horizontal Design (Blocks 8–9)

Purpose

Ensure seamless integration between architectural/site intent and the civil engineer's platting, grading, drainage, and utility design so the project is "shovel-ready."

Tasks & Deliverables

1. **Coordination Cadence**
 - Bi-weekly coordination meetings with the civil consultant from 30% through permit submittal.
2. **Technical Alignment**
 - Redline reviews of civil grading, drainage, and utility plans for consistency with unit placements, driveway/alley geometries, tree/landscape, on-lot meters, and GI locations.
 - Confirm detention sizing concepts align with PUD/DRC commitments; update GI (green infrastructure) overlay as civil evolves.
 - Coordinate public works service routes (trash/recycling), turning templates, and staging areas.
3. **Plat Support**
 - Provide lot/tract and easement data to civil; review plats prior to City submission.
4. **Issue Resolution**
 - Track decisions, assumptions, and open items in a coordination log; respond to City review comments related to site/architecture.

Assumptions

- Civil engineer of record (by City) is responsible for sealed plans, drainage reports, and permit submittals.

GLOBAL CONTRACT CONDITIONS

(apply to Scopes A–D)

- Standard of Care. Consultant will perform services consistent with the professional standard of care for similar services in similar locales at the time rendered.
- Reliance Materials. Consultant may rely on surveys, title reports, utility data, and studies provided by City/others as accurate and complete.
- Exclusions. Unless added by amendment: traffic studies, noise/air, hazardous materials, arborist reports, property acquisition, legal instruments, appraisals, cost estimating, bidding/CA, and record drawings.
- Meetings. Additional meetings/public hearings beyond those listed are additional services.
- Schedule. Consultant will align with City's hearing calendar; critical dates to be confirmed at notice to proceed.
- Reimbursable expenses shall be billed at 1.15× actual cost (printing, plotting, deliveries, travel, and meeting logistics). Additional meetings, revisions, or new renderings beyond those described herein shall be billed as Additional Services at the hourly rates established in the Prime Agreement.
- All other terms and conditions of the original Agreement dated May 2025 remain in full force and effect.

25-131
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF AGREEMENT WITH
AMERICAN STRUCTUREPOINT, INC. FOR
FEASIBILITY STUDY OF 714 SOUTH ROGERS STREET FOR
REUSE AS A PUBLIC SAFETY FACILITY

- WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form (“Form”) for a project to envision reuse of the Legacy IU Health Bloomington Hospital Site (“Hopewell Project”), and element of which Form authorized the City to negotiate terms of purchase for the Old Hospital Site;
- WHEREAS, the RDC approved the purchase of the Hopewell Project in Resolution 18-31;
- WHEREAS, the RDC owns the property located at 714 South Rogers Street and is exploring the potential conversion of the existing building (“714 Building”) into a functional public safety facility;
- WHEREAS, in Resolution 25-43, the RDC resolved to support the investigation and due diligence of the RDC's 714 South Rogers Street property for the possible location of the Bloomington Police Department Headquarters and potentially other City of Bloomington or their partners uses and that such investigations and due diligence serves the public's best interests;
- WHEREAS, to ensure that any decision to proceed is informed by comprehensive evaluation, the RDC desires to engage a professional consulting firm to conduct a feasibility study of the property at 714 South Rogers Street;
- WHEREAS, American Structurepoint, Inc. (“Structurepoint”) has submitted a proposal to complete a feasibility study evaluating the adaptive reuse of the property for potential conversion into a public safety building;
- WHEREAS, Structurepoint will collaborate with local partner Bledsoe Riggert Cooper James (BRCJ) to provide local expertise and coordination with related work being performed by Flintlock LAB;
- WHEREAS, the feasibility study is anticipated to take approximately six to eight weeks from notice to proceed;

WHEREAS, the feasibility study will be performed for a fee not to exceed Fifty-Eight Thousand Two Hundred Fifty Dollars (\$58,250.00);

WHEREAS, in the event Structurepoint is chosen for additional architectural services for the design of the repurposing of the 714 Building, the fees for the feasibility study will be credited towards the phase of the project;

WHEREAS, the RDC has determined that the payment for such services is an appropriate use of TIF funds and will further the public's best interests and redevelopment of Hopewell South.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The Redevelopment Commission reaffirms its support for exploring the potential conversion of the existing building at 714 South Rogers Street into a functional public safety facility.
2. The Redevelopment Commission finds that the proposal by American Structurepoint, Inc., in an amount not to exceed Fifty-Eight Thousand Two Hundred Fifty Dollars (\$58,250.00) is an appropriate use of TIF funds and shall be paid from Fund 4445-15-159001-53990.
3. The Redevelopment Commission finds that the agreement with American Structurepoint, Inc. will further the public's best interests and repurposing of said building and is hereby approved.
4. The Redevelopment Commission authorizes City Staff to perform any and all functions and activities necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Sue Sgambulleri, Vice President

ATTEST:

John West, Secretary

Date

**AGREEMENT BETWEEN
CITY OF BLOOMINGTON
REDEVELOPMENT COMMISSION AND
AMERICAN STRUCTUREPOINT, INC. FOR
FEASIBILITY STUDY OF 714 SOUTH ROGERS STREET**

THIS AGREEMENT (the “Agreement”) is entered into by and between the City of Bloomington Redevelopment Commission (“RDC”) and American Structurepoint, Inc. (“Contractor”) (collectively the “Parties”).

1. **Scope of Services.** Contractor shall provide the services for the RDC as outlined in **Exhibit “A”** (the “Services” or “Scope of Services”). Time is of the essence and Contractor shall diligently complete all Services in a timely manner consistent with the Standard of Care identified below.
2. **Effective Date, Term and Termination.**
 - a. **Effective Date.** The effective date for this contract is the date last entered in the signature blocks below.
 - b. **Term.** This Agreement shall commence on the effective date and expire on the 28th day of February, 2026.
 - c. **Termination.** In the event of a party’s failure to perform in accordance with the terms of this Agreement, the other party shall have the right to terminate the Agreement upon written notice. The nonperforming party shall have fourteen (14) calendar days from the receipt of the termination notice to cure or to submit a plan for cure acceptable to the other party. Additionally, the RDC may terminate or suspend performance of this Agreement at the RDC’s prerogative at any time upon written notice to Contractor. Contractor shall terminate or suspend performance of the Services on a schedule acceptable to the RDC and the RDC shall pay the Contractor for all the Services performed up to the date that written notice is received, plus reasonable termination or suspension expenses. Upon restart, an equitable adjustment shall be made to Contractor’s compensation and the schedule of services. Upon termination or suspension of this Agreement, all finished or unfinished reports, drawings, collections of data and other documents generated by Contractor in connection with this Agreement shall become the property of the RDC, as set forth below.
3. **Compensation.** Upon completion of all Services, the RDC shall pay Contractor for all fees and expenses for all Services herein provided in an amount not to exceed Fifty-Eight Thousand Two Hundred Fifty Dollars (\$58,250.00). Upon the project moving into subsequent design phases, the compensation of this initial phase will be credited toward that future phase. Contractor shall submit an invoice to the RDC upon the completion of all Services. The invoice shall be sent to: Bloomington Redevelopment Commission % the Director of the Department of Housing and Neighborhood Development, City of Bloomington, 401 North Morton Street, Suite 130, Bloomington, Indiana 47404. Invoices may be sent via first class

mail postage prepaid or via email. Payment will be remitted to Contractor within forty-five (45) days of receipt of invoice. Additional services and/or any changes in the Services not set forth in **Exhibit "A"**, shall be authorized in writing by the RDC or its designated project coordinator prior to such work being performed or expenses incurred. The RDC shall not make payment for any unauthorized work or expenses. No additional work shall be performed until and unless additional funding is approved and a fully executed written amendment to this Agreement reached by both parties herein.

4. **Retainage.** [This Section Intentionally Left Blank]
5. **Standard of Care.** Contractor shall be responsible for completion of the Services in a manner sufficient to meet the professional standards consistent with that of the industry. The RDC shall be the sole judge of the adequacy of Contractor's work in meeting such standards. However, the RDC shall not unreasonably withhold its approval as to the adequacy of such performance. Upon notice to Contractor and by mutual agreement between the parties, Contractor will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care.
6. **Responsibilities of the RDC.** The RDC shall provide all necessary information regarding requirements for the Services. The RDC shall furnish such information as expeditiously as is necessary for the orderly progress of the work, and Contractor shall be entitled to rely upon the accuracy and completeness of such information. The Director of the Department of Housing and Neighborhood Development shall act on the RDC's behalf with respect to this Agreement.
7. **Appropriation of Funds.** If funds for the continued fulfillment of this Agreement by the RDC are at any time not forthcoming or are insufficient, through failure of any entity, including the RDC itself, to appropriate funds or otherwise, then the RDC shall have the right to terminate this Agreement without penalty.
8. **Schedule.** Contractor shall perform the Services according to the schedule set forth in **Exhibit "A"**. The time limits established by this schedule shall not be exceeded, except for reasonable cause as mutually agreed by the parties.
9. **Identity of Contractor.** Contractor acknowledges that one of the primary reasons for its selection by the RDC to perform the Services is the qualifications and experience of Contractor. Contractor thus agrees that the Services to be performed pursuant to this Agreement shall be performed by Contractor. Contractor shall not subcontract any part of the Services without the prior written permission of the RDC. The RDC reserves the right to reject any proposed sub-Contractors, and the RDC reserves the right to request that acceptable replacement sub-contractors be assigned to the project.
10. **Ownership of Documents and Intellectual Property.** All documents, drawings and specifications, including digital format files, prepared by Contractor and furnished to the RDC as part of the Services shall become the property of the RDC. Contractor shall retain its ownership rights in its design, drawing details, specifications, databases, computer software

and other proprietary property. Intellectual property developed, utilized or modified in the performance of the Services shall remain the property of Contractor.

11. Independent Contractor Status. Contractor is an independent contractor and shall not be construed to be, nor represent itself to be, an employee of the RDC. Contractor is solely responsible for the payment and reporting of its employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of employees.

12. Indemnification. Contractor shall indemnify and hold harmless the RDC, its officers, members, employees and agents from any and all claims, actions, causes of action, demands, damages, losses, liabilities, judgments and liens arising out any intentional, reckless or negligent act or omission of the Contractor and/or any of its officers, agents, officials, employees, or subcontractors, or any defect in materials or workmanship of any supply, materials, mechanism or other product or service which it or any of its officers, agents, officials, employees, or subcontractors has supplied to RDC or has used in connection with this Agreement, or arising out of or related to any cybercrime, including, but not limited to, unauthorized access, data breaches, malware, ransomware, phishing attacks, fraudulent payment requests, or other malicious activities perpetrated by or attributable to Contractor, its officers, agents, officials, employees or subcontractors, regardless of whether the cybercrime was committed with or without Contractor's knowledge or consent. Such indemnity shall include attorney's fees and all costs and other expenses arising therefrom or incurred in connection therewith and shall not be limited by reason of the enumeration of any insurance coverage required herein.

If Contractor is a design professional, architect, landscape architect, surveyor, engineer, geologist, or geotechnical / environmental consultant contracting to provide professional services, then Contractor shall not have the duty to defend against a professional liability claim or indemnify against liability other than liability for damages and losses arising out of third-party claims to the extent the damages and losses are caused by Contractor's willful misconduct or negligence.

13. Insurance. During the performance of any and all Services under this Agreement, Contractor shall maintain the following insurance in full force and effect:

- a. Comprehensive General Liability Insurance.
 - i. \$1,000,000 for each occurrence;
 - ii. \$1,000,000 personal injury and advertising injury;
 - iii. \$2,000,000 products and completed operations aggregate; and
 - iv. \$2,000,000 general aggregate.
- b. Automobile Liability providing coverage for all owned, hired and non-owned autos. The limit of liability required is \$1,000,000 each accident.
- c. Workers Compensation and Employers Liability (only if statutorily required for Service Provider). The limits required are: Workers Compensation – Statutory; and Employers Liability--\$1,000,000 for each accident, for each employee.
- d. Umbrella/Excess Liability with a required limit of \$1,000,000.
- e. Cyber Attack and Cyber Extortion.

- i. Computer Attack Limit (Annual Aggregate) of \$1,000,000;
 - ii. Sublimit (Per Occurrence) for Cyber Extortion of \$100,000; and
 - iii. Computer attack and Cyber Extortion deductible (per occurrence) of \$10,000.
- f. Network Security Liability.
 - i. Limit (Annual Aggregate) of \$1,000,000; and
 - ii. Deductible (per occurrence) of \$10,000.
- g. Electronic Media Liability.
 - i. Limit (Annual Aggregate) of \$1,000,000; and
 - ii. Deductible (Per Occurrence) of \$10,000.
- h. Fraudulent Impersonator Coverage.
 - i. Limit (Annual Aggregate) of \$250,000; and
 - ii. Deductible (Per Occurrence) of \$5,000.

All insurance policies shall be issued by an insurance company authorized to issue such insurance in the State of Indiana. These policies shall name the RDC and the City of Bloomington, which includes its officers, employees and agents, as additional insured under General Liability, Automobile, and Umbrella/Excess Liability policies. Such policies shall stipulate that the insurance will operate as primary insurance and that no other insurance of the RDC's will be called upon to contribute to a loss hereunder.

Contractor shall provide a Certificate of Insurance showing each insurance policy to the RDC prior to the commencement of work under this Agreement, and shall provide documentation of any changes to or cancellation of required insurance to the RDC within ten (10) days. Approval of the insurance by the RDC shall not relieve or decrease the extent to which Contractor may be held responsible for payment of damages resulting from Contractor's provision of the Services or its operations under this Agreement. If Contractor fails or refuses to procure or maintain the insurance required by these provisions, or fails or refuses to furnish the RDC's required proof that the insurance has been procured and is in force and paid for, the RDC shall have the right at its election to terminate the Agreement.

14. **Conflict of Interest.** Contractor declares that it has no present interest, nor shall it acquire any interest, direct or indirect, which would conflict with the performance of Services under this Agreement. Contractor agrees that no person having any such interest shall be employed in the performance of this Agreement.
15. **Waiver.** No failure of either party to enforce a term of this Agreement against the other shall be construed as a waiver of that term, nor shall it in any way affect the party's right to enforce that term. No waiver by any party of any term of this Agreement shall be considered to be a waiver of any other term or breach thereof.
16. **Severability.** The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of the Agreement shall be construed and enforced as if it did not contain the particular provision to be held void. The parties further agree to amend this Agreement to replace any stricken

provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

17. **Assignment.** Neither the RDC nor the Contractor may assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.
18. **Third Party Rights.** Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Parties.
19. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Indiana. Venue of any disputes arising under this Agreement shall be in the Monroe Circuit Court, Monroe County, Indiana.
20. **Non-Discrimination.** Contractor shall comply with City of Bloomington Ordinance 2.23.100 and all other federal, state and local laws and regulations governing non-discrimination, including but not limited to employment. Contractor understands that the RDC prohibits its employees from engaging in harassment or discrimination of any kind, including harassing or discriminating against independent contractors doing work for the RDC. If Contractor believes that a RDC employee engaged in such conduct towards Contractor and/or any of its employees, Contractor or its employees may file a complaint with the RDC Department head in charge of the Contractor's work, and/or with the human resources department. The RDC takes all complaints of harassment and discrimination seriously and will take appropriate disciplinary action if it finds that any RDC employee engaged in such prohibited conduct. Any breach of this section is a material breach and will be cause for termination of this Agreement.
21. **Compliance with Laws.** In performing the Services under this Agreement, Contractor shall comply with any and all applicable federal, state and local statutes, ordinances, plans and regulations, including any and all regulations for protection of the environment. Where such statutes, ordinances, plans or regulations of any public authority having any jurisdiction over the project are in conflict, Contractor shall proceed using its best judgment only after attempting to resolve any such conflict between such governmental agencies, and shall notify the RDC in a timely manner of the conflict, attempts of resolution, and planned course of action. Contractor shall sign the contract compliance certificate attached as **Exhibit "B"**.
22. **E-Verify.** Contractor is enrolled in and verifies the work eligibility status of all newly-hired employees through the E-Verify program. Contractor shall sign the e-verify affidavit which is attached as **Exhibit "C"**. Contractor shall maintain on file all subcontractors' e-verify certifications throughout the term of this Agreement.
23. **Non-Collusion.** Contractor affirms under penalties for perjury that it has not, nor has any other member, representative, or agent of Contractor, entered into any combination, collusion, or agreement with any person relative to the price to be offered by any person nor prevented any

person from making an offer nor induced anyone to refrain from making an offer and that this offer is made without reference to any other offer.

- 24. Notices.** Any notice required by this Agreement shall be made in writing to the individuals/addresses specified below:

TO RDC:	TO CONTRACTOR:
Bloomington Redevelopment Commission	American Structurepoint, Inc.
Attn: Director of the Department of Housing and Neighborhood Development	Attn: Brandon Hoopingarner
401 North Morton Street, Suite 130	9025 River Road, Suite 200
Bloomington, Indiana 47404	Indianapolis, Indiana 46240

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the RDC and Contractor.

- 25. Integration and Modification.** This Agreement consists of the following parts, each of which is as fully a part of this Agreement as if set out herein:
- This Agreement
 - All Exhibits.
 - All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto.

In resolving conflicts, errors, discrepancies and disputes concerning the Scope of Work to be performed by Contractor, and other rights and obligations of RDC and Contractor, the document expressing the greater quantity, quality or imposing the greater obligation upon Contractor and affording the greater right or remedy to RDC shall govern; otherwise the documents shall be given precedence in the order enumerated above. This Agreement may be modified only by a written amendment signed by both parties hereto.

- 26. Living Wage Ordinance.** [This Section Intentionally Left Blank]

- 27. Intent and Authority to Bind.** This Agreement has been duly authorized, executed and delivered by the Parties and is the legal, valid and binding obligation of the Parties, their successors and assigns, enforceable in accordance with its terms and conditions. The undersigned signatories for each Party represent that the undersigned signatories have been and are duly authorized to execute this Agreement for and on behalf of their respective Party.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands.

[Signatures are on the following page.]

Bloomington Redevelopment Commission
BY:

Sue Sgambulleri, Vice-President

ATTEST:

John West, Secretary

Date

American Structurepoint, Inc.
BY:

Signature

Printed

Date

EXHIBIT “A”

SCOPE OF WORK and SCHEDULE

The Services shall include those in the following proposal in sections titled Scope of Services and Deliverables. The schedule shall be as stated in the Schedule section of the following.

EXHIBIT “B”

CONTRACT COMPLIANCE REQUIREMENTS

The following contract compliance requirements will be used to satisfy the requirements in BMC §2.23.180, until such a time that the Common Council of the City of Bloomington considers new code regulations concerning the contractual process.

I, _____ [Contractor], certify that _____ [name of company] is in compliance with the contract requirements listed below:

- Follows all federal laws and regulations relating to equal employment opportunity.
- Follows all applicable federal anti-discrimination laws.
- Has a written harassment policy that includes: (1) a definition of harassment, (2) a designated person to receive and investigate harassment complaints through a grievance procedure, and (3) a provision prohibiting retaliation against someone for filing a harassment complaint.
- Does not operate any programs promoting DEI that violate any applicable federal anti-discrimination laws.

I understand that no portion of this contract should be construed to conflict with any portion of federal or state laws or regulations. To the extent any portion of the contract is held to be invalid, the remainder of the contract and the application of its provisions to any other persons or circumstances shall not be affected thereby.

I understand that if the City finds that this company/business/organization has misrepresented any certification of the above provisions, notwithstanding any other enforcement provisions, the City reserves the right to immediately and without equivocation terminate the contract and any obligations contained therein.

Signed/Title

Date

EXHIBIT “C”

AFFIDAVIT REGARDING E-VERIFY

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned is the _____ of the Contractor.
(job title)
2. The Contractor has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
3. The undersigned hereby states that, to the best of his/her knowledge and belief, the Contractor does not knowingly employ an “unauthorized alien,” as defined at 8 United States Code 1324a(h)(3).
4. The undersigned hereby states that, to the best of his/her knowledge and belief, the Contractor is enrolled in and participates in the E-verify program.
5. The undersigned is duly authorized to execute this affidavit for and on behalf of, and to bind, the Contractor.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed Name

AFFIDAVIT REGARDING E-VERIFY IF CONTRACTOR DOES NOT HAVE EMPLOYEES

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned has contracted with or is seeking to contract with the RDC of Bloomington to provide services.
2. The undersigned hereby states that they do not have any employees and, as such, they do not knowingly employ an “unauthorized alien,” as defined at 8 United States Code 1324a(h)(3).
3. The undersigned hereby states that if they intend to employ anyone, they will immediately enroll in E-Verify and will use such program.

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Signature

Printed Name



October 24, 2025

Ms. Anna Dragovich
Capital Projects Manager
City of Bloomington, Indiana
401 N. Morton St., Suite 130
Bloomington, Indiana 47404

Re: 714 S. Rogers Street – Adaptive Reuse Assessment for a Public Safety Building
Feasibility Study Proposal

Dear Anna:

American Structurepoint, Inc., is pleased to submit this proposal for a feasibility study evaluating the adaptive reuse of the 714 S. Rogers Street property for potential conversion into a public safety building. The study will explore the suitability of the existing building and site for reuse, review potential space planning options for a police facility, and outline next steps that could guide future design and implementation. The findings will help the City of Bloomington make informed decisions regarding scope, cost, and schedule for subsequent phases.

American Structurepoint has teamed with Bledsoe Riggert Cooper James (BRCJ) to bring local insight to the development of this project. Their expertise will be focused on local ordinance/PUD review, existing utilities, stormwater review, and focused review and coordination with the Hopewell Masterplan and work being performed by Flintlock Labs for essential coordination of those efforts with the public safety site.

PROJECT UNDERSTANDING

It is our understanding that the City is exploring the conversion of the existing Rogers Street building into a functional public safety facility. The feasibility study is intended to:

- Explore whether the existing building could be adapted for reuse as an essential facility.
- Assess general building and site conditions from an architectural and structural perspective.
- Review and validate the City's preliminary program to understand what functions may fit within the building.
- Develop conceptual layouts and diagrams that illustrate program and site circulation.
- Participate in discussions with contractors to develop a rough order-of-magnitude (ROM) cost range.
- (Optional) Prepare demolition plans corresponding to the intended reuse, potentially retaining only the structural frame.
- (Optional) Conduct a property condition assessment.

This study will help clarify whether renovation, partial reuse, or replacement represents the most appropriate long-term path.

SCOPE OF SERVICES

A. Program Validation

1. Review and refine the preliminary program provided by the city.
2. Discuss potential adjustments based on the building's characteristics and operational needs.
3. Estimate the approximate program and parking capacity required to support the facility.

B. Building Tour and Existing Conditions Review

1. Visit the site to observe the overall building and site conditions.
2. Review available documentation provided by the city to inform the assessment.

C. Structural Evaluation

1. If existing structural drawings of the building are not available, a visual review of the existing structure will be provided in an effort to offer an opinion as to whether the existing structure might meet current building code "essential facility" requirements.
 - A. A thorough review of the structure involving penetrating radar, destructive sampling and load testing are needed to fully understand the existing structural capacity and capabilities. That effort is beyond the scope of this initial study.
2. Early structural review will inform decisions/scope of a selective demolition scope that would be appropriate to move the project forward, but not remove essential structural components.

D. Site Due Diligence

1. Conduct a preliminary review of the proposed PUD ordinance to identify any considerations that may affect redevelopment.
2. Evaluate site access, parking, and circulation at a conceptual level.
3. Identify site constraints or opportunities that could influence program placement or adjacent lot development.

E. Conceptual Site Layouts

1. Prepare conceptual site diagrams showing potential building additions and parking configurations.
2. Assess site capacity relative to program needs, access, and secure circulation.

F. Plan Diagrams

1. Develop diagrammatic floor plans illustrating how the public safety program could be organized within the existing building.
2. Identify potential modifications, additions, or demolitions that might be required to meet program needs.

G. Opinion of Cost

1. Following conceptual layouts, the team may collaborate with a city-identified construction partner to discuss high-level cost considerations to inform planning decisions. The design team encourages early engagement of a Construction Management team, to inform construction estimate information to ascertain the feasibility of the project.

American Structurepoint shall have no responsibility for any services or work, except as expressly identified in our agreement or as subsequently agreed to in writing. Any and all actions, communications, or work by American Structurepoint related to the project shall be subject to the terms of our agreement, except as otherwise stated by American Structurepoint. We shall have no responsibility for oversight or supervision of the contractors or their employees, for the means and methods of construction, for the safety of persons on or off the job site, or the schedule. We shall have no responsibility to inspect for, or remove, hazardous materials.

We will perform these services in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. American Structurepoint's services are intended for the sole benefit of the client and are not intended to create any rights or benefits for any other parties. American Structurepoint shall not be responsible for the acts or omissions of the owner, the contractor and subcontractors, and their respective agents and employees, or any other persons or entities performing work on the project who are not under the direct control or authority of American Structurepoint.

DELIVERABLES

- A. Program validation summary
- B. Conceptual site diagrams and plan layouts
- C. Outline of next steps for future design phases

SCHEDULE

The study is anticipated to take approximately six (6) weeks to eight (8) weeks from receipt of notice to proceed and receipt of the necessary background information.

COMPENSATION

Services are offered on a lump-sum basis, invoiced monthly according to percentage completion.

Total..... \$57,500

Upon the project moving into subsequent design phases, the services rendered in this initial phase would be credited toward that future phase.

REIMBURSABLE EXPENSES

The following items are considered reimbursable and will be invoiced at 1.1 times the direct cost:

- A. Mileage or travel associated with the project (one trip included in the base fee).
- B. Courier services, overnight postage, or certified mailing fees.
- C. Reproduction services for plans or specifications beyond standard coordination sets.
- D. Expenses are estimated to not exceed \$750.

CLIENT PROVIDED ITEMS AND ASSUMPTIONS

- A. Access to tour the building within the first week following notice to proceed.
- B. The city will provide any prior program information relevant to this study.
- C. Drawings will be based on documentation provided by the city (existing surveys, utilities, easements, etc.). No additional services such as new topographic studies, geotechnical investigations, or environmental Phase I/II assessments are included in this proposal. If those become necessary, they can be addressed in the next steps.

D. Drawings will be conceptual in nature and intended for programming and design recommendations.

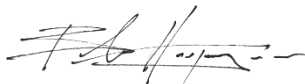
ADDITIONAL SERVICES

Services outside the scope described above may be requested and would be performed only with written authorization. These may include, but are not limited to:

- 1. Demolition Documents TBD
 - a. Selective demolition scope will be determined after structural and architectural visits and general assessment of the existing building are complete.
- 2. Additional services beyond those noted above would be discussed and authorized prior to proceeding.

We look forward to collaborating with City leadership to explore viable options and identify the most effective path forward. If you have any questions, please feel free to contact us at (317) 547-5580.

American Structurepoint, Inc.



Brandon Hoopingarner, AIA, NCARB
Principal

If the terms of this proposal and attached General Conditions are agreeable, indicate your acceptance by returning a signed copy of this letter. We will consider this our notice to proceed.

Accepted by

Printed Name

Date:

General Conditions

These general conditions apply to the letter agreement dated October 24, 2025, referencing Proposal Number 2025.00275 by and between City of Bloomington hereinafter referred to as “Client”, and American Structurepoint, Inc., 9025 River Road, Suite 200, Indianapolis, Indiana 46240, hereinafter referred to as “Consultant,” wherein it is agreed as follows:

Standard of Care. The Consultant shall endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. The Consultant shall, without additional compensation, correct or revise any errors or deficiencies in designs, drawings, specifications, and other services if the errors or deficiencies resulted, independently of all other causes, from negligence of the Consultant.

Ownership of Documents. All reports, drawings, specifications, computer files, field data, notes, and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory, and other reserved rights, including the copyright thereto. If desired, the Consultant shall provide the Client with a reproducible copy of final documents to be used in operation and maintenance of the project.

Access to Records. Full access to the work during the progress of the work shall be available to the Client. The Consultant and his subconsultants shall maintain all books, documents, papers, accounting records, and other evidence pertaining to the cost incurred and shall make such materials available at its respective offices at all reasonable times during the period of this Agreement, and for three years from the date of final payment under the terms of this agreement, for inspection by the Client.

Liability for Damages. The presence of the Consultant or its employees and subconsultants at a construction/project site shall not relieve the General Contractor of its obligations, duties, and responsibilities, including but not limited to, construction means, methods, sequence, techniques, or procedures necessary for performing, superintending, and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. The Consultant and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees the General Contractor shall be solely responsible for jobsite safety.

Changes in Work. In the event the Client requires a major change in scope, character, or complexity of the Consultant’s services after the services have progressed as directed by the Client, adjustments in compensation to the Consultant and adjustments to time allowed for performance of the services as modified shall be negotiated by the Client and the Consultant in the exercise of their honest and reasonable judgment. The Consultant shall not commence the additional services or the change of the scope of the services until a supplemental agreement is executed and the Consultant is authorized in writing by the Client.

Insurance. The Consultant shall procure and maintain throughout the term of this agreement the following types of insurance.

- ◆ Worker’s Compensation insurance as required by law
- ◆ Comprehensive General Liability insurance including contractual liability and liability arising out of the use of automobiles
- ◆ Professional Liability insurance

Payment Terms. The Consultant may submit to the Client a maximum of one invoice voucher per calendar month for work covered under this agreement. The invoice voucher shall represent the value, to the Client, of the partially completed services as of the date of the invoice voucher. Payment is due upon receipt of the invoice.

Suspension of Services. If the Client is in breach of the payment terms or otherwise is in material breach of this Agreement, the Consultant may suspend performance of services upon five (5) calendar days' notice to the Client. The Consultant shall have no liability to the Client, and the Client agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by the Client. Upon receipt of payment in full of all outstanding sums due from the Client, or curing of such other breach which caused the Consultant to suspend services, the Consultant shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

Termination. In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Consultant for all services rendered and all reimbursable costs incurred by the Consultant up to the date of termination, in accordance with the payment provisions of this Agreement. The Client may terminate this Agreement for the Client's convenience and without cause upon giving the Consultant not less than seven (7) calendar days' written notice. Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for any of the following reasons:

- ◆ Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
- ◆ Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
- ◆ Suspension of the Project or the Consultant's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;
- ◆ Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Non-Discrimination. The Consultant and its subconsultants, if any, shall not discriminate against any employee or applicant for employment to be employed in the performance of services under this agreement with respect to hire, tenure, terms, conditions, or privileges of employment, or any other matter directly or indirectly related to employment, because of race, color, religion, sex, handicap, national origin, or ancestry.

Successors and Assignees. The Client and the Consultant each binds itself and its successors, executors, administrators, and assignees to the other party of this agreement, and to the successors, executors, administrators, and assignees of such other party, as the case may be insofar as authorized by law, in respect to all covenants of this agreement. Except as above set forth, neither the Client nor the Consultant shall assign, sublet, or transfer its interest in this agreement without the written consent of the other.

Supplements. This agreement may only be amended, supplemented, or modified by a written document executed in the same manner as this agreement.

Governing Law. This agreement shall be interpreted and enforced according to the laws of the State of Indiana.

Limitation of Liability. To the fullest extent permitted by law, Client and Consultant (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Consultant's total liability to Client under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Consultant, whichever is greater.

Mediation. In an effort to resolve any conflicts that arise during the design and construction of the project or following the completion of the project, the Client and the Consultant agree that all disputes between them arising out of or relating to this agreement or the project shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

**25-132
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF
LANGUAGE OF
ENVIRONMENTAL RESTRICTIVE COVENANT ON PROPERTY AT
HOPEWELL WEST, BLOCKS 4-7**

WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the City of Bloomington Redevelopment Commission (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the Consolidated Economic Development Area (“Consolidated TIF”);

WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form which sought the support of the RDC for the purchase and redevelopment the Old Bloomington Hospital Site (referred to herein as “Hopewell”);

WHEREAS, in Resolution 23-48, the RDC approved a primary plat for Hopewell West;

WHEREAS, in Resolution 24-36, the RDC approved a secondary plat for Hopewell West;

WHEREAS, in Resolution 25-103, the RDC approved an amended secondary plat for Hopewell West;

WHEREAS, environmental studies at Hopewell West have revealed petroleum related chemicals of concern (“COCs”) and elevated levels of arsenic consistent with background concentrations in Bloomington and Southern Indiana;

WHEREAS, the Indiana Department of Environmental Management (IDEM) had required the preparation of a Soil Management plan (“SMP”) which has been completed and was approved by IDEM on September 9, 2024;

WHEREAS, IDEM is requiring that an Environmental Restrictive Covenant (ERC) be recorded for the Property requiring a restriction on the use of groundwater (city water is available), the Soil Management Plan mentioned above, and the installation of vapor mitigation systems on any new construction at the site;

WHEREAS, the area affected by the ERC is the Hopewell West development;

WHEREAS, an IDEM deadline for a report on the project is November 7, 2025;

WHEREAS, there is insufficient time to coordinate, prepare, and record the ERC to meet the deadline as environmental studies and the terms of the ERC were just completed;

WHEREAS, the Hopewell West real estate has been platted since the environmental project was initiated and these changes necessitate evaluating the formal process to use to record the ERC;

WHEREAS, to substantially comply with the deadline, staff and the environmental consultant have determined that the RDC could approve the language that would be placed within the ERC so that IDEM would have evidence of the intention to comply with the deadline;

WHEREAS, Staff has also determined that recording this resolution with the Monroe County Recorder would further show the RDC's commitment to recording the ERC when it is ready for recording; and,

WHEREAS the ERC language to be used when recording the ERC is attached hereto as Attachment 1.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Bloomington Redevelopment Commission reaffirms its approval of the language that will be used in the execution and recording of the Environmental Restrictive Covenant (ERC) on property located at the Hopewell West development.
2. The Bloomington Redevelopment Commission authorizes staff shall record this resolution with the Monroe County Recorder's Office.
3. The Bloomington Redevelopment Commission authorizes City Legal and Staff to execute any and all documentation and conduct any and all actions necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Sue Sgambelluri, Vice President

ATTEST:

John West, Secretary

Dated: _____

ATTACHMENT 1

Language for Environmental Restrictive Covenant at the Hopewell West Development in, Bloomington, Indiana

Environmental Restrictive Covenant

THIS ENVIRONMENTAL RESTRICTIVE COVENANT (“Covenant”) is made this 3rd day of November, 2025, by City of Bloomington, Indiana, Bloomington Redevelopment Commission, 401 North Morton Street, Suite 130, Bloomington, Indiana 47404 (together with all successors and assignees, collectively “Owner”).

WHEREAS: Owner is the fee owner of certain real estate in the County of Monroe, Indiana, which is located at Hopewell West Development, 507-719 West Second Street, Bloomington, Indiana and more particularly described in the attached Exhibit A (“Real Estate”), which is hereby incorporated and made a part hereof. This Real Estate was acquired by deed on the 22nd Day of December, 2022, and recorded on the 5th Day of January, 2024, as Deed Record 2024000173 WAR, in the Office of the Recorder of Monroe County, Indiana. The Real Estate consists of approximately ____ acres more or less and has also been identified by the county as parcel identification or platted _____. The Real Estate, to which the restrictions in this Covenant apply, is depicted on a map attached hereto as Exhibit B.

WHEREAS: Response action was implemented in accordance with IC 13-24 and/or other applicable Indiana law as a result of a release of petroleum relating to the Hopewell West Development, 507-719 West Second Street, Bloomington, Indiana. The incident number assigned by the Indiana Department of Environmental Management (“Department” or “IDEM”) for the release is IDEM Agency Interest ID#130302.

WHEREAS: Certain contaminants of concern (“COCs”) remain in the soil and groundwater of the Real Estate following completion of the response actions. The Department has determined that the COCs will not pose an unacceptable risk to human health at the remaining concentrations, provided that the Owner implements and complies with the land use restrictions as required herein. These COCs are arsenic and 1-methylnaphthalene in the soil; 1-methylnaphthalene, 2-methylnaphthalene, naphthalene, benzene in groundwater; and, benzene, n-heptane, and n-hexane in soil gas.

WHEREAS: Environmental investigation reports and other related documents are hereby incorporated by reference and may be examined at the offices of the Department, which is located in the Indiana Government Center North building at 100 North Senate Avenue, Indianapolis, Indiana. The documents may also be viewed electronically in the Department’s Virtual File Cabinet by accessing the Department’s website (currently www.in.gov/idem/). The restricted Real Estate is also depicted on IDEM’s GIS webviewer (currently <https://on.in.gov/ideminteractivemap>).

NOW THEREFORE, Owner subjects the Real Estate to the following restrictions and provisions, which shall be binding on the current Owner and all future Owners:

I. RESTRICTIONS

1. Restrictions. The Owner:

- (a) Shall not use or allow the use or extraction of groundwater at the Real Estate for any purpose, including, but not limited to human or animal consumption, gardening, industrial processes, or agriculture, except that groundwater may be extracted in conjunction with environmental investigation and/or remediation activities.
- (b) Shall not use the Real Estate for any agricultural use.
- (c) Shall follow the Soil Management Plan developed by VET Environmental Engineering, LLC, dated July 12, 2024, and attached hereto as Exhibit C.
- (d) Shall not construct or allow occupancy of a dwelling or workspace on the Real Estate unless a vapor mitigation system or other effective IDEM approved remedy is installed, operated, and maintained within the dwelling or workspace. IDEM may waive this restriction in writing if the Owner has provided data and analysis demonstrating to IDEM's satisfaction that there is no unacceptable risk to human health via the vapor intrusion exposure pathway.

II. GENERAL PROVISIONS

- 2. Restrictions to Run with the Land. The restrictions and other requirements described in this Covenant shall run with the land and be binding upon, and inure to the benefit of the Owner of the Real Estate and the Owner's successors, assignees, heirs and lessees and their authorized agents, employees, contractors, representatives, agents, lessees, licensees, invitees, guests, or persons acting under their direction or control (hereinafter "Related Parties") and shall continue as a servitude running in perpetuity with the Real Estate. No transfer, mortgage, lease, license, easement, or other conveyance of any interest in or right to occupancy in all or any part of the Real Estate by any person shall affect the restrictions set forth herein. This Covenant is imposed upon the entire Real Estate unless expressly stated as applicable only to a specific portion thereof.
- 3. Binding upon Future Owners. By taking title to an interest in or occupancy of the Real Estate, any subsequent Owner or Related Party agrees to comply with all of the restrictions set forth in paragraph 1 above and with all other terms of this Covenant.
- 4. Access for Department. The Owner shall grant to the Department and its designated representatives the right to enter upon the Real Estate at reasonable times for the purpose of monitoring compliance with this Covenant and ensuring its protectiveness; this right includes the right to take samples and inspect records.
- 5. Written Notice of the Presence of Contamination. Owner agrees to include in any instrument conveying any interest in any portion of the Real Estate, including but not limited to deeds, leases and subleases (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances), the following notice provision (with blanks to be filled in):

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT, DATED _____ 20__, RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY ON _____, 20__, INSTRUMENT NUMBER (or other identifying reference) _____ IN FAVOR OF AND ENFORCEABLE BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

6. Notice to Department of the Conveyance of Property. Owner agrees to provide notice to the Department of any conveyance (voluntary or involuntary) of any ownership interest in the Real Estate (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances). Owner must provide the Department with the notice within thirty (30) days of the conveyance and: (a) include a certified copy of the instrument conveying any interest in any portion of the Real Estate, and (b) if it has been recorded, its recording reference, and (c) the name and business address of the transferee.
7. Indiana Law. This Covenant shall be governed by, and shall be construed and enforced according to, the laws of the State of Indiana.

III. ENFORCEMENT

8. Enforcement. Pursuant to IC 13-14-2-6 and other applicable law, the Department may proceed in court by appropriate action to enforce this Covenant. Damages alone are insufficient to compensate IDEM if any owner of the Real Estate or its Related Parties breach this Covenant or otherwise default hereunder. As a result, if any owner of the Real Estate, or any owner's Related Parties, breach this Covenant or otherwise default hereunder, IDEM shall have the right to request specific performance and/or immediate injunctive relief to enforce this Covenant in addition to any other remedies it may have at law or at equity. Owner agrees that the provisions of this Covenant are enforceable and agrees not to challenge the provisions or the appropriate court's jurisdiction.

IV. TERM, MODIFICATION AND TERMINATION

9. Term. The restrictions shall apply until the Department determines that the contaminants of concern no longer present an unacceptable risk to the public health, safety, or welfare, or to the environment.
10. Modification and Termination. This Covenant shall not be amended, modified, or terminated without the Department's prior written approval. Within thirty (30) days of executing an amendment, modification, or termination of the Covenant approved by IDEM, Owner shall record such amendment, modification, or termination with the Office of the Recorder of Monroe County and within thirty (30) days after recording, provide a true copy of the recorded amendment, modification, or termination to the Department. In accordance with 329 IAC 1-2-7 and IC 13-14-2-9(d), the applicant shall reimburse the department for the administrative and personnel expense incurred by the department in evaluating a proposed modification or termination of a restrictive covenant under this rule.

V. MISCELLANEOUS

11. Waiver. No failure on the part of the Department at any time to require performance by any person of any term of this Covenant shall be taken or held to be a waiver of such term or in any way affect the Department's right to enforce such term, and no waiver on the part of the Department of any term hereof shall be taken or held to be a waiver of any other term hereof or the breach thereof.
12. Conflict of and Compliance with Laws. If any provision of this Covenant is also the subject of any law or regulation established by any federal, state, or local government, the strictest standard or requirement shall apply. Compliance with this Covenant does not relieve the Owner of its obligation to comply with any other applicable laws.
13. Change in Law, Policy or Regulation. The parties intend that this Covenant shall not be rendered unenforceable if Indiana's laws, regulations, guidance, or remediation policies (including those concerning environmental restrictive covenants, or institutional or engineering controls) change as to form or content. If necessary to enforce this Covenant, the parties agree to amend this Covenant to conform to any such change. All statutory references include any successor provisions.
14. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other pursuant to this Covenant shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Owner:

Bloomington Redevelopment Commission
401 North Morton Street, Suite 130
Bloomington, Indiana 47404

To Department:

IDEM, Office of Land Quality
100 N. Senate Avenue
IGCN 1101
Indianapolis, IN 46204-2251
Attn: Institutional Controls Group

An Owner may change its address or the individual to whose attention a notice is to be sent by giving written notice via certified mail.

15. Severability. If any portion of this Covenant or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions or terms of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.
16. Authority to Execute and Record. The undersigned person executing this Covenant represents that he or she is the current fee Owner of the Real Estate or is the authorized representative of the Owner, and further represents and certifies that he or she is duly authorized and fully empowered to execute and record, or have recorded, this Covenant.

Owner hereby attests to the accuracy of the statements in this document and all attachments.
IN WITNESS WHEREOF, City of Bloomington, Indiana, Bloomington Redevelopment Commission the said Owner of the Real Estate described above has caused this Environmental Restrictive Covenant to be executed on this ____ day of ____, 2025.

Sue Sgambelluri, Vice President, on behalf
of the City of Bloomington, Indiana,
Bloomington Redevelopment Commission

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sue Sgambulleri, the President of the Owner, City of Bloomington, Indiana, Bloomington Redevelopment Commission, who acknowledged the execution of the foregoing instrument for and on behalf of said entity.

Witness my hand and Notarial Seal this ____ day of ____, 2025.

_____, Notary Public
Residing in _____ County, _____
My Commission Expires: _____

I prepared this instrument and I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law:

Dana Robert Kerr, Assistant City Attorney for the City of Bloomington, Indiana, 401 North Morton Street, Suite 220, Bloomington, Indiana 47404



VET ENVIRONMENTAL ENGINEERING, LLC

2335 West Fountain Drive, Bloomington, IN 47404

Phone: (812) 822-0400 Fax: (812) 650-3892

Email: info@vet-env.com

July 12, 2024

Ms. Anna Killion-Hanson, Director
City of Bloomington
Department of Housing and Neighborhood Development (HAND)
401 North Morton Street, Suite 230
Bloomington, Indiana 47404

**RE: Soil Management Plan
Hopewell Blocks 4-7 and Kohr Building Development
507-719 West Second Street, Bloomington, Indiana**

Dear Ms. Killion-Hanson:

VET Environmental Engineering, LLC (VET) developed a Soil Management Plan (SMP) for the Hopewell Blocks 4-7 and Kohr Building Development project located at 507-719 West Second Street, Bloomington, Monroe County, Indiana (Site) (**Exhibit 1**)

This SMP was developed to address contaminants identified on the Site during environmental investigations conducted at the Site. The SMP was developed to protect human health and the environment during soil disturbing activities at the Site. The main objectives of the SMP are:

- Provide information regarding potential or known environmental conditions at the Site;
- Protect personnel from potential exposure to identified on-Site contamination;
- Provide guidelines for management of soil disturbed within the designated areas during construction activities;
- Comply with all applicable federal, state, and local laws and regulations; and,
- Establish procedures for proper management and disposal of contaminated material generated during soil disturbing activities.



1.0 SITE BACKGROUND

VET Environmental Engineering, LLC (VET) was retained by the City of Bloomington Department of Housing and Neighborhood Development (HAND) to develop a Soil Management Plan (SMP) for HAND's Hopewell Blocks 4 – 7 Development project located at 507-719 West Second Street, Bloomington, Monroe County, Indiana (Site). The Site is comprised of 19 parcels of land located southwest of the intersection of West Second Street and South Rogers Street in Bloomington Township, Bloomington, Monroe County, Indiana (**Exhibit 1**). Parcel numbers are included in **Table A** and depicted on **Exhibit 2**.

TABLE A: SITE DETAILS	
Site Acreage	11.3
Source of Acreage Information	Assessor – Property Report Card
Parcel ID Numbers	53-08-05-115-012.000-009 (12 individual parcels with same parcel number) 53-08-05-100-058.000-009 (two individual parcels with same parcel number) 53-08-05-100-057.000-009 53-08-05-100-119.000-009 53-08-05-100-132.000-009 53-08-05-100-059.000-009 53-08-05-100-073.000-009
Source of Parcel ID Numbers	Assessor – Property Report Card

HAND's proposed project at the Site is part of a multi-year, multi-phase project across 24 acres in Bloomington, Indiana. The activities specifically planned at the Site include redevelopment of the former location of the IU Health Bloomington Hospital. The hospital was demolished between 2022 and 2023. The remaining structures at the Site include the former parking garage that served the hospital, and the historic Kohr Administration Building (Kohr Building). The proposed project involves redevelopment of the Kohr Building. The existing Kohr Building will be renovated, and an addition on the rear of the building will be constructed.

Additional developments are planned at the Site; however redevelopment of the Kohr Building is the only planned housing project on the Site to date. Future development may include infrastructure, residential, and commercial development beyond the scope of the Kohr Building Development pursuant to redevelopment of the entire Site as a mixed-use neighborhood. As part of the development process, several consultants have performed environmental investigations at the Site. A chronology of investigations performed at the Site is as follows:

- Phase I ESA – August Mack (September 28, 2018)
- Phase II ESA – August Mack (May 28, 2019)
- Phase I ESA – BCA (January 6, 2021)
- Phase II ESA – BCA (January 12, 2021)
- Phase II ESA – BCA (March 21, 2023)
- Phase I ESA – BCA Environmental Consultants (August 9, 2023)
- Phase II ESA – BCA Environmental Consultants (November 9, 2023)
- Limited Subsurface Investigation – August Mack Environmental (February 1, 2024)
- Supplemental Phase II ESA – BCA Environmental Consultants (February 27, 2024)



VET was retained by HAND in 2023 to conduct an Environmental Review in accordance with 24 Code of Federal Regulations (CFR) Part 58 in support of a request for Department of Housing and Urban Development (HUD) funding. VET submitted a Request for Early Coordination and In-Depth Review to concerned state and federal agencies including the IDEM on March 1, 2024. In response to VET's submission, IDEM issued comments on April 9, 2024. IDEM's comments included recommendations to conduct further investigations at the Site and to pursue closure for the USTs identified on-Site and off-Site as part of the former Bloomington Hospital Campus. VET was retained by HAND to conduct a Further Site Investigation (FSI) to address comments issued by IDEM.

VET conducted the FSI between June 3 and 6, 2024 at the Site. VET's FSI included soil, groundwater, unconsolidated permanent monitoring well installation, permanent epikarst well installation, and soil gas sampling. A full description of VET's FSI sampling approach, methodology, and analytical results is included in VET's Further Site Investigation and Request for UST Closure report dated July 12, 2024. This SMP is intended to address residual soil contamination at the Site

During the FSI, VET subcontracted Strata Environmental Contractors, LLC (Strata) to advance six soil borings (VB-1 through VB-6) utilizing Geoprobe® 7822DT direct push technology (DPT). Soil sampling locations were biased toward areas of known or suspected environmental concerns identified during previous phases of investigation conducted at the Site.

Soil boring sample locations were located and mapped utilizing a Trimble Geo7X GPS unit. Six soil borings (VB-1 through VB-6) were advanced at the Site. Soil and groundwater samples were submitted for laboratory analysis of the following constituent groups under each respective United States Environmental Protection Agency (USEPA) method of analysis:

Parameter	Abbreviation	Method
Volatile Organic Compounds to include Lead Scavengers	VOCs	USEPA 8260B
Polycyclic Aromatic Hydrocarbons	PAHs	USEPA 8270D
Lead and Arsenic	Pb and As	USEPA 6010B

2.0 SOIL ANALYTICAL RESULTS

Analytical results are compared to 2024 IDEM Risk-Based Closure Guide (R2) Published Levels (PLs). IDEM R2 PLs represent concentrations of chemicals in soil, groundwater, or vapor that the IDEM Office of Land Quality (OLQ) has determined are acceptable under specific exposure scenarios, including residential, commercial/industrial, and construction worker exposures.

Subsurface soil analytical results are compared to IDEM R2 PLs for long-term residential, long-term commercial/industrial, and short-term soil excavation exposure scenarios. Based on the planned development activities and ultimate planned use of the Site, the long-term residential and short-term soil excavation exposure scenarios are most applicable to the Site.

2.1 VOCs

VOCs are compounds that exhibit a high vapor pressure and are emitted as gases from certain solids or liquids. The list of VOCs investigated and analyzed as part of the FSI-2024 includes a variety of chemicals that can have both short- and long-term health effects on both humans and ecological



receptors. VOCs are included in a myriad of manmade products including but not limited to paints and lacquers, paint thinners and strippers, hydraulic fluids, cleaning supplies, refrigerants, dry cleaning agents, pesticides, building materials and furnishings, copiers and printers, glues and adhesives, byproducts from the drinking water chlorination process, and petroleum products. All of these products can release organic compounds while in use, but can also cause contamination in soil, groundwater, and can emit potentially harmful vapors when released to the environment.

Soil samples were collected at six locations (VB-1 through VB-6 and VB-DUP-1) and analyzed for VOCs at the laboratory. VOCs were detected at soil borings VB-1 (VB-DUP-1), VB-2, and VB-6. All detections of VOCs were at concentrations below all of the 2024 IDEM R2 PLs. However, detections at VB-1 and VB-DUP-1 were approaching the IDEM 2024 R2 Short-Term Excavation PL. No detections of VOCs above laboratory reporting limits were reported in the subsurface soil samples collected at VB-3, VB-4, or VB-5.

2.2 PAHs

PAHs are a class of chemicals that occur naturally in coal, crude oil, and gasoline but are also produced during incomplete combustion of organic substances. PAHs are generated when burning fossil fuels as in motor vehicle exhaust, burning garbage, smoking tobacco, eating charred or grilled meats, burning wood, and in fumes from asphalt roads. Many PAHs investigated and analyzed as part of this FSI are considered to be cancer-causing in both humans and ecological receptors.

Six subsurface soil samples (VB-1 through VB-6) were collected and analyzed for PAHs at the laboratory. Detections of PAHs were reported at VB-1 and VB-2. All detections of PAHs were at concentrations below all of the 2024 IDEM R2 PLs. No detections of PAHs above laboratory reporting limits were reported in the subsurface soil samples collected at VB-2, VB-3, VB-4, or VB-5.

2.3 Lead and Arsenic

Lead is a naturally occurring, bluish-gray metallic element. It is reported that the amount of lead in the environment today is over 100 times greater than in prehistoric times. Humans have extracted lead from the Earth's crust for thousands of years and for countless anthropogenic applications increasing the amount of lead in the surficial environment. The increased presence of lead in the environment has increased human exposures to lead through time. The United States uses about 50 percent of the world's lead. Lead has a number of modern commercial and industrial uses to include the production of chemicals, paints, glazes, dyes, insecticides, solder, plumbing, ammunition, explosives, match heads, fishing sinkers, divers' suits and shoes, radioactive shielding, pewter products, and gasoline (Leonard, 2009).

Arsenic occurs naturally in southern Indiana soils, and specifically Bloomington soils, at levels that often exceed the most conservative IDEM R2 PLs. IDEM's Office of Land Quality Fact Sheet titled "Arsenic in Soils" indicates that background concentrations of arsenic may exceed the residential soil PL of 10 mg/kg. As such, it is VET's opinion, based on experience and published documentation, that ubiquitous presence of arsenic on a site in southern Indiana is likely attributable to a naturally occurring condition. This does not, however, discount relevance of the PLs published by IDEM, nor does it suggest that naturally occurring arsenic poses any less risk than that from an anthropogenic



source. The argument that arsenic is naturally occurring serves to communicate challenges with regard to remedy selection and implementation due to its widespread nature.

Based on the presence of lead and arsenic in soils at the Site reported in previous environmental investigations, soil samples from seven locations were collected and analyzed for lead and arsenic (VB-1 (4-6'), VB-DUP-1, VB-2 (4-8'), VB-3 (16-19'), VB-5 (10-12'), VB-6 (2-4')). Lead was detected in all above-referenced soil samples at concentrations below the 2024 IDEM R2 PLs. Arsenic was detected in all above-referenced soil samples. Concentrations of arsenic exceeded the 2024 IDEM R2 Long-Term Residential PL in one sample VB-6 (2-4'). Concentrations of arsenic exceeded both 2024 IDEM R2 Long-Term Residential and Long-Term Commercial PL in samples VB-3 (16-19') and VB-5 (10-12').

2.5 Potential Exposure to COCs

Potential exposure pathways are determined based on analysis of the contaminant source, environmental fate and transport of Site COCs, locations where people may come into contact with a contaminated medium, the exposure route through which Site COCs would enter the body, and the population of people who are exposed to Site COCs.

The pathways through which humans can be exposed to COCs at the Site are: inhalation of vapors, ingestion of soil particles or groundwater, skin absorption, and inhalation of windblown dust. These pathways are not expected to exist under normal Site conditions and after installation of engineered controls; however, the exposure pathways exist during soil disturbance activities. The population most likely exposed to Site COCs during soil disturbing activities are Site employees and construction workers.

2.5.1 Inhalation Exposure Pathway

Potential exposure to contaminated soil via the inhalation pathway could occur during excavation activities at the Site. Inhalation exposure occurs when individuals breathe air that contains dusts, vapors, or aerosols. Disturbance of contaminated soil may cause COCs to volatilize and become airborne. Dust generated during redevelopment activities may contain COCs adsorbed to soil particles. Both volatilized contaminants and dust can be inhaled by workers. Both indoor and outdoor environments can be impacted by contaminated dusts, vapors, and aerosols, since airborne contaminants released during outdoor activities may be carried inside by wind or other transport mechanisms. Outdoor and indoor worker protections, including engineering, administrative, and personal protective equipment (PPE) controls should be implemented during soil disturbing activities to minimize the potential for exposure to inhalation hazards for all affected workers.

The migration of volatile chemicals from subsurface soil and groundwater into Site buildings is possible. Soil disturbance at the Site can alter the properties and composition of Site soils, thus increasing the likelihood for vapor intrusion into Site buildings. VET recommends performing confirmatory indoor air sampling for volatile compounds following construction activities to determine whether the vapor intrusion and vapor inhalation pathway is complete subsequent to installation of engineered controls, such as vapor mitigation systems.



2.5.2 *Ingestion Exposure Pathway*

Potential exposure to contaminated soil could occur during soil disturbance activities through accidental ingestion of soil and dust particles containing COCs. The exposure from ingestion of contaminated soil and dust particles depends on the source concentration, ingestion rate, and timeframe of exposure. Accidental ingestion can occur during soil disturbing activities pursuant to workers' required tasks. Accidental ingestion may also occur if workers eat, drink, or smoke when hands or clothes have been contaminated with COCs. Appropriate engineering, administrative, and PPE controls should be implemented to prevent accidental ingestion of Site COCs during soil disturbance activities.

Exposure to Site COCs through ingestion of groundwater is also possible during development activities. All Site workers should be trained on proper PPE and preventative actions to prevent ingestion of Site COCs through groundwater consumption.

2.5.3 *Dermal Exposure Pathway*

Potential exposure to contaminated water, sediment, soil, or dust could occur via the dermal exposure pathway during soil disturbance activities. Dermal exposure refers to the absorption of COCs through the skin via contact with contaminated environmental media. Workers may encounter contaminated water via surface water in storm water drainage channels or from on-Site groundwater wells.

Soil disturbing activities at the Site may result in direct dermal exposure to contaminated soil and groundwater. Soil disturbing activities may also generate dust. Dust particles settle on individuals and their clothes and on surfaces. Indirect dermal exposure to Site COCs may occur when individuals come into contact with settled dusts on indoor and outdoor surfaces. Appropriate engineering, administrative, and PPE controls should be implemented during and following soil disturbance activities at the Site to prevent direct and indirect dermal exposure to Site COCs.

3.0 SOIL MANAGEMENT PLAN

3.1 Contractor Qualifications

All contractors must certify that the personnel involved in the construction activities at the Site have access to a professional with environmental project experience and Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) training as required under 29 CFR 1910.120. HAZWOPER training is required for employees performing hazardous waste cleanup operations, operations involving hazardous waste at treatment, storage, and disposal (TSD) facilities, and emergency response operations involving hazardous substance releases. The HAZWOPER standard provides critical information for employers and employees to improve workplace safety and health and reduce workplace injuries and illnesses that could occur from exposure to Site COCs.

3.2 Health and Safety

All contractors must follow the standard health and safety protocols, and a Site-specific Health and Safety Plan (HASP) in accordance with 29 CFR 1910.120. Every contractor and subcontractor will develop a HASP based on potential Site hazards and required Personal Protective Equipment



(PPE). Each contractor and subcontractor will be responsible for the health and safety of their own employees working at the Site. The HASP and associated training are recommended to ensure adequate health and safety measures are implemented during soil disturbing activities for Site-specific conditions. The HASP should contain emergency contact information for medical service providers and Site contacts.

3.3 Dust and Odor Control

All soil disturbing activities must have dust and odor control monitoring and suppression, if necessary. These include:

- Reducing the speed of vehicles traveling on-Site;
- Reducing soil loader drop heights to material haulers or stockpiles;
- Using odor suppressants, if necessary;
- Regular watering of haul roads and soil stockpiles, if necessary to prevent mobilization of windblown dust;
- Considering prevalent wind direction and wind speed, and timing of excavation activities; and,
- Revegetating/covering exposed soil as soon as practicable.

3.4 Storm Water and Erosion Control

A storm water and erosion control plan will be developed in compliance with applicable federal, state, and local regulations (e.g. NPDES permitting) prior to initiation of work at the Site if the area of soil disturbing activities exceeds one acre or as required by applicable regulations. The Contractor should maintain compliance with all inspection, recordkeeping, and Storm Water Pollution Prevention Plan (SWPPP) development requirements, as applicable.

3.5 Environmental Monitoring

All soil disturbance activities will require COC screening that involves soil field screening. Based on the nature of Site COCs, a photoionization detector (PID) and portable flame ionization detector (FID) should be used to determine the presence or absence of volatile compounds. Visual and olfactory screening should also be implemented during soil disturbance activities to supplement field screening with the PID and FID. Elevated PID and/or FID readings, visual evidence of staining, or strong or noxious odors may indicate the presence of impacted soils. Based on the results of field screening, analytical sample collection or personnel air monitoring may be required to evaluate the potential for worker exposure to COCs and applicable disposal requirements for excavated soils.

3.5.1 Field Screening

All personnel will adhere to the manufacturer's instructions for operation, maintenance, and calibration of field screening instrumentation. Soil samples will be collected frequently and subjected to field screening for VOCs in order to evaluate the potential for inhalation of VOCs during excavation activities. A PID and FID will be used at strategic locations (i.e. excavation perimeter, vicinity of operator cabin) to measure the concentration of VOCs. Workers and contractors should conduct visual and olfactory screening to determine whether staining or odors indicate the presence of impacted soils.



3.5.2 *Personnel Air Monitoring*

Personnel air monitoring results, if collected, will be compared to the OSHA Permissible Exposure Limits (PELs), which are Time Weighted Averages (TWAs) for any 8-hour work shift of a 40-hour work week. In cases of elevated PID or FID readings, every employee present will be equipped with a passive air sampling badge for the entire workday. The badges will be collected and shipped to a laboratory for COC analysis using the modified NIOSH 1003 method.

3.6 *Excavation and Trenching*

All activities where COC impacted soil is present at concentrations above applicable screening criteria will require a Site-specific HASP. Every person entering the excavation zone will be required to review, sign, and follow the HASP.

3.6.1 *Material Handling*

Soil with COC concentrations greater than the applicable screening criteria must be either directly loaded into trucks or placed in secure roll-off boxes pending off-Site disposal at a designated off-Site disposal location. The removed soil must be transported and disposed in accordance with federal, state, and local rules and regulations.

3.6.2 *Water Management*

Surface water and groundwater removal may be necessary during construction activities. Excavations will be dewatered so that the material is excavated in its natural state. The bottom of the excavation will be free from excessive moisture. Dewatering activities may include constructing, installing, building, and maintaining temporary water containment facilities channels, diversions, pumps, and piping. Water generated during dewatering activities will be disposed of in accordance with all applicable laws and regulations.

3.7 *Excavation Soil Handling and Stockpiling*

All soil disturbance activities shall be performed in a manner that minimizes worker exposure and protects the environment from Site contaminants. In case of discovery of potentially contaminated soil or materials in an area not previously identified as containing contaminants, all activities must be stopped. Evidence of potentially contaminated soil includes, but is not limited to discolored soil, odors, or readings on monitoring equipment indicating potential presence of contaminants. Based on the results of field screening, soil should be evaluated by a qualified environmental professional.

In accordance with 40 CFR 261.3, any excavated soil containing a chemical identified as a listed hazardous waste must be treated as a hazardous waste. Persons who remove soil that is characterized as a hazardous waste must comply with all applicable hazardous waste laws and rules or must obtain a determination from IDEM stating that the Contained-In policy is applicable (See Waste Policy 0061-NPD Contained-in Determination Policy). Hazardous waste cannot be placed and/or stockpiled on the ground. In addition, any soil impacted with any amount of a listed hazardous waste is a listed hazardous waste. Complete hazardous waste determinations must be made to determine



proper disposal of all soil excavated from the property as either hazardous waste, solid waste, or unregulated waste.

3.7.1 On-Site Transportation

On-Site transportation of material will be handled in a manner that minimizes worker exposure. Transportation routes shall be planned prior to soil disturbance activities and care will be taken to minimize transportation time and worker exposure time to contaminated soil. All equipment and vehicles used to move contaminated soil must be decontaminated prior to being loaded with clean soils. On-Site transportation does not require waste tracking manifests; however, documentation containing the estimated volume of material moved, origin location, and the final location is required and must be maintained on file at the Site.

3.7.2 Soil Segregation/Stockpile Management

Soil segregation and stockpiling will be conducted as necessary in a manner that protects worker health. Soil with suspected impacts will be placed on top of heavy-duty plastic sheeting. Soil stockpiles will be placed away from drainage lines or roadsides, covered, and maintained with adequate material to prevent soil transport by wind or storm water runoff. Soil stockpile surfaces will be kept moist by water spray when not covered. Based on the results of field screening, soil should be evaluated by a qualified environmental professional.

Soil samples will be collected, if necessary, using USEPA Method 5035 protocols and will be taken directly from the stockpiles or the excavator bucket. Soil samples will be placed in appropriate sample containers provided by the laboratory, labeled with unique sample identification, placed in a cooler, and transported to an analytical testing laboratory using proper chain of custody controls. The laboratory analytical results will be compared to the appropriate regulatory criteria, which consider potential exposure pathways. All excavators and transporters will be responsible for ensuring that soils containing any level of human introduced chemicals are not placed in a sensitive environment. Ultimate responsibility for any release of Site COCs lies with the Site owner and generator of the hazardous substance.

3.7.3 Off-Site Removal/Waste Manifests

Excavated soil will be documented with tracking information from the origin to the disposal site. The transportation contractor will be responsible for ensuring that transport vehicles are covered to reduce the potential for material blowing onto the roadways during transit. Vehicles must be free of excess dirt and debris while on public roadways and in case of deposition on roadways, the contractor will be responsible for cleaning the impacted areas in a timely manner.

3.7.4 Waste Minimization

All necessary measures must be taken to minimize the volume of excavated soils, minimize the need for dewatering activities, and prevent contact between storm water and contaminated soil. Activities involving subsurface excavation will be completed and backfilled appropriately to minimize exposure. Soil excavation areas shall not be left open overnight. If a soil excavation area is to be left open overnight, it shall be secured with temporary fencing and adequate perimeter signage. Excavation



areas shall be protected from storm water run-on wherever possible by constructing clean soil berms or other diversionary structures on the up-gradient side of the area to direct water away from contaminated soils and into proper storm water conveyance structures.

3.7.5 Decontamination

Prior to transportation, all vehicles and equipment shall be decontaminated and inspected. All vehicles and equipment shall be decontaminated prior to leaving the Site. Workers will use brushes, shovels, etc. to remove soil from equipment used to excavate or move soil daily. Loose soil on all equipment shall be brushed off and transferred to the truck containing contaminated soil to be transported to a designated off-Site disposal location.

3.8 Contingency Plan for Encountered Contamination

If potentially contaminated soil, groundwater, or hazardous materials are discovered during the activities, the Site construction supervisor shall be notified, and steps shall be taken to avoid the spread of contaminants into the environment. Indicators of contamination or hazardous materials include, but are not limited to:

- Discolored or stained soil or groundwater;
- Unusual odors;
- Liquid waste, putrescible waste; and,
- Petroleum hydrocarbon contaminated soil and/or free product.

A designated and appropriately qualified field representative will actively monitor for contamination indicators and in case of discovery of potential contamination, the following actions will be taken:

- All activities in the discovered contamination area will stop;
- The site supervisor will be notified immediately;
- The area will be cordoned off suitably; and,
- Work shall resume only after authorization from the project management team.

Additional steps may include:

- Notification to the regulatory authority (IDEM);
- Collection of samples for laboratory analysis to determine whether the material can remain on-Site or whether it should be loaded into trucks directly for disposal at a designated landfill;
- If practical, placement of the material into a covered (plastic lined) roll-off container; and,
- Documentation of all necessary details on an incident report form.

3.9 Imported Soil Verification

Details of the imported soil supplier, source, and total quantity of imported soil material will be documented. The imported soil will be free from contamination and suitable for the proposed use. Imported soil will be subjected to sampling and analysis in accordance with IDEM requirements by a qualified analytical laboratory to evaluate its suitability. Analytical certificates submitted by the soil supplier may be acceptable.



4.0 RECOMMENDATIONS

VET recommends that during future construction activities at the Site, soils disturbed as part of excavation and construction activities be managed and disposed in accordance with applicable state and federal laws and pursuant to this SMP.

If you have any questions regarding this document, please contact the VET office at (812) 822-0400.

Respectfully submitted,



Sara R. Hamidovic, MS, PE, CHMM, CPESC
President/CEO, Principal Engineer



State Map

A map of the state of Indiana, showing its 92 counties. The counties are labeled with their names. Monroe County is highlighted in green. The map shows the state's borders with Michigan to the north, Ohio to the east, Kentucky to the south, and Illinois to the west. The Great Lakes are visible to the northwest.

County	County	County
Lake	Porter	Laporte
St. Joseph	Marshall	Elkhart
Lagrange	Noble	DeKalb
Steuern	Allen	Whitley
Kosciusko	Fulton	Pulaski
Starke	Marshall	St. Joseph
Newton	Jasper	Lake
Benton	White	Cass
Warren	Tippecanoe	Howard
Clinton	Boone	Hamilton
Montgomery	Panama	Hendricks
Vermillion	Clay	Owen
Greene	Lawrence	Jackson
Bartholomew	Decatur	Fleming
Switzerland	Jefferson	Scott
Clark	Floyd	Harrison
Crawford	Orange	Washington
Perry	Dubois	Marion
Spencer	Pike	Daviess
Warrick	Gibson	Knox
Woodsburg	Posey	Warrick

[illegible]

0 300 600 900 Feet

Notes: Water wells shown: 2 in 1/4 mile radius of Site

Data Sources: Indiana Census TIGER 2000 and IGS Counties, 2016 NAIP Imagery, 2019 USGS TNM Topo Indiana Bloomington 7.5'



VET Environmental Engineering, LLC

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Bloomington, IN 47404
Phone: (812) 822-0400
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Title:

Parcel Map

Location:

507-719 West Second Street
Bloomington, Indiana 47403
Monroe County

Data Sources:

2022 Elevate Imagery, 2019 USGS TNM Topo Indiana Bloomington 7.5'



1" = 183'

0 40 80 120 Feet

Project:

Hopewell Blocks 4-7 and Kohr Building Development

VET Project No.:

24-124

NPDES Permit No.:

N/A

Date:

10/11/2023

Exhibit:

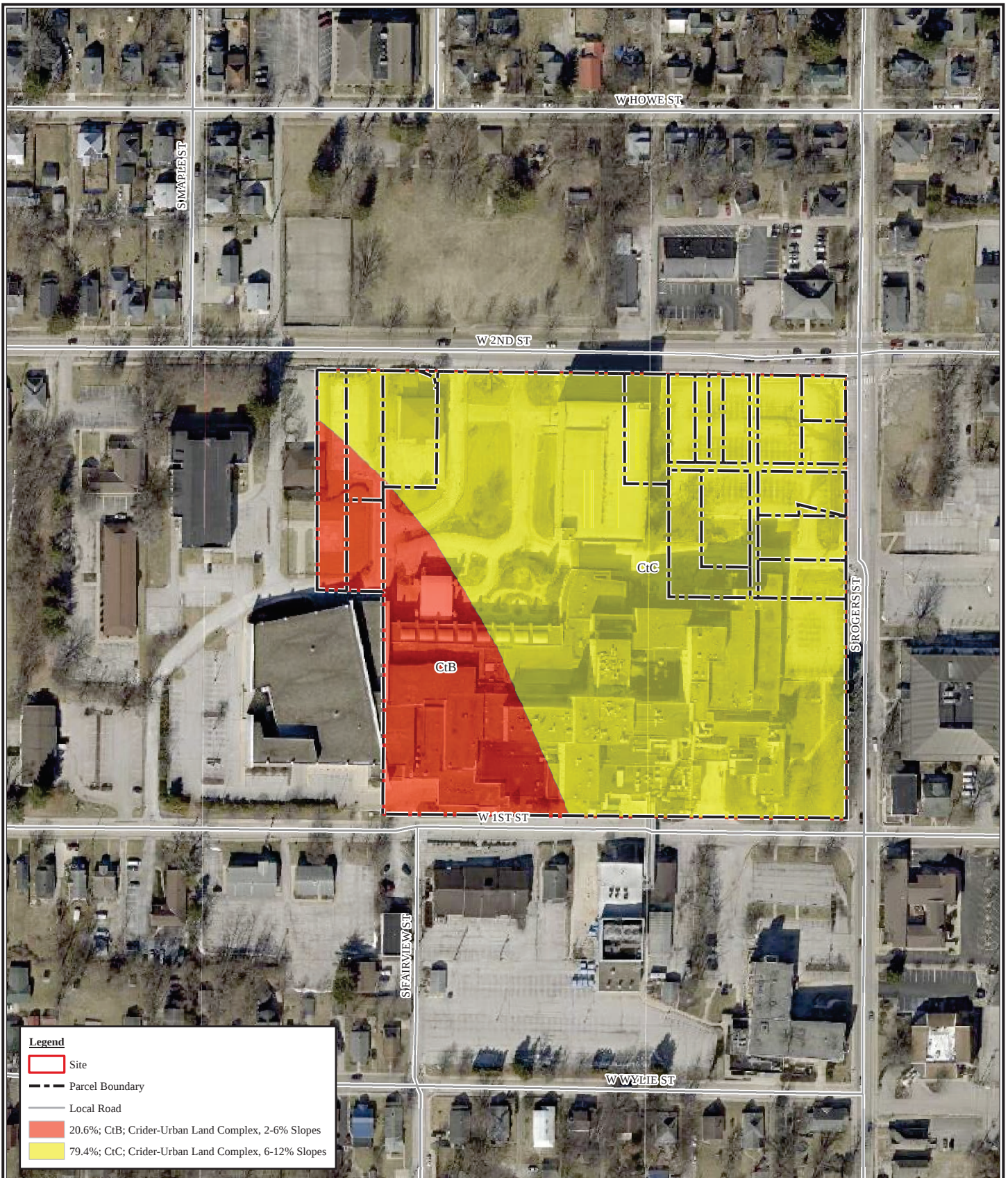
2

Drawn By:

EMT

Notes:

Underground Pipeline Reported On Site



VET Environmental Engineering, LLC

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Bloomington, IN 47404
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www.vet-env.com

Title:

Soils Map

Location:

507-719 West Second Street
Bloomington, Indiana 47403
Monroe County

Data Sources:

2022 Elevate Imagery, 2016 USDA WSS Soils, 2019 USGS TNM Topo Indiana Bloomington 7.5'



1" = 200'

0 50 100 150 Feet

Project:

Hopewell Blocks 4-7 and Kohr Building Development

VET Project No.:

24-124

NPDES Permit No.:

N/A

Date:

10/11/2023

Exhibit:

3

Drawn By: EMT

Notes:

Hydric Soils Not Reported On Site