

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: 11 / 3 / 25