

AGENDA
BLOOMINGTON REDEVELOPMENT COMMISSION

November 17, 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/89071686078?pwd=asI7QY8ayJn8rrMYHQctYaGafKMLyt.1>
Meeting ID 890 7168 6078 Passcode 591369

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 –November 3, 2025

III. EXAMINATION OF CLAIM REGISTERS – November 7, 2025, for \$474,964.76

IV. EXAMINATION OF PAYROLL REGISTERS – October 31, 2025, \$60,670.32

V. REPORT OF OFFICERS AND COMMITTEES

- A. Director's Report
- B. Legal Report
- C. Treasurer's Report
- D. Business Development Update

VI. NEW BUSINESS

- A. Resolution 25-133: Rejecting All Bids from First Public Offering for Hopewell East (Blocks 1, 2, and 3)
- B. Resolution 25-134: Acknowledgment of Extension of Feasibility Period of the Conveyance Agreement with Alluinn JU Trades District Hotel LLC for Redevelopment Commission Property Located within the Trades District
- C. Resolution 25-135: Adoption Of The Bloomington Redevelopment Commission's Annual Spending Plan For 2026

VII. BUSINESS/GENERAL DISCUSSION

VIII. 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, November 3, 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=15174>

I. ROLL CALL

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

Commissioners Absent: 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; 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; Roy Aten, Sr. Project Manager, Engineering Department; Dana Kerr, Assistant City Attorney, Legal Department; and Margie Rice, Corporation Counsel, Legal Department (via Zoom)

Others Present: Travis Vencel, Development Director, Sullivan Development; Dave Askins, B-Square Bulletin, Justin Chang, Reedy Financial Group, John Zody, Executive Director, Emma Yoder, Program Coordinator, CDFI Friendly Bloomington; Chris Emge; Geoff McKim; Julius Mitchell (via Zoom)

II. READING OF THE MINUTES: John West moved to approve the minutes for October 20, 2025. Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: Randy Cassady moved to approve the October 24, 2025 claim register for \$309,170.65. Laurie McRobbie seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS: Laurie McRobbie moved to approve the October 17, 2025 payroll register for \$56,316.86. John West seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: Anna Killion-Hanson thanked Randy Cassady for attending the October 23, 2025 Citizens Advisory Committee meeting.

Killion-Hanson reported that the City received a \$53,500 grant from the Community Foundation to support outreach sessions with developers and lenders for Hopewell South.

Killion-Hanson noted that the Trades District Garage humidity issues have been resolved, and mold sampling previously approved by the RDC came back within acceptable limits. 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. Justin Chang with Reedy Financial shared the TIF Financial Update and the TIF Impact presentation. Chang 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.
- 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.

The College and Walnut Corridor study has been published for public feedback. Members of the public can view the study and submit comments through the [College and Walnut Corridor Study](#). Webpage hosted by the Planning and Transportation Department.

John Zody with CDFI Friendly Bloomington provided an annual update on their housing and lending initiatives. Zody was available for questions.

VI. OLD BUSINESS

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 explained that the request is to earmark \$5,000,000 of existing Consolidated TIF Funds for public infrastructure design 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 design work will support future development and an improved north-south corridor in collaboration with Monroe County. Kerr presented a map, which was also available in the packet and illustrated the project area. Aten and Kerr were available for questions.

Sue Sgambelluri asked for public comments.

Travis Vencel expressed support for the Sudbury development, also known as the Sullivan Summit. He noted that prior traffic studies in the TIF areas identified several intersections in need of improvement and emphasized the importance of a coordinated infrastructure plan for the southwest quadrant. Vencel explained that without a comprehensive design study, it can be difficult for developers to anticipate which improvements will be required first. He added that this Resolution provides needed support for design and planning efforts to ensure proper right-of-way and connectivity for future development.

Laurie McRobbie moved to approve Resolution 25-127. John West seconded the motion. Randy Cassady recused himself from the vote. The motion passed.

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.** Dana Kerr and Anna Killion-Hanson presented Resolution 25-130. The Amendment authorizes Flintlock Ltd. Co. to provide additional services in support of the creation of a Planned Unit Development (PUD) for Hopewell South Blocks 9 and 10 in an amount not to exceed \$145,500. The PUD process is intended to allow more flexibility in lot sizes and design. Under Resolution 25-85, the RDC previously approved a

\$300,000 agreement with Flintlock for comprehensive design services. This Amendment adds funding for the PUD phase, which may serve as a pilot program for future projects. Fire and Police Departments are being consulted as part of the design process. Killion-Hanson was available for questions.

Sue Sgambelluri asked for public comments. There were no comments from the public.

John West moved to approve Resolution 25-130. Randy Cassady seconded the motion. The motion passed unanimously.

- 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.** Dana Kerr presented Resolution 25-131. He explained that American Structurepoint, Inc. was selected to complete a feasibility study to determine whether the property at 714 South Rogers Street could be repurposed as a public safety facility. This study represents an initial step to evaluate structural and programmatic feasibility for the site. The firm also supports the residential design work for Hopewell South.

Anna Dragovich shared that American Structurepoint has been involved in numerous City projects. Killion-Hanson noted that pre-development assessment funds remain available and will support the study. Kerr provided an overview of potential outcomes. The study is expected to take 8 to 10 weeks.

Sue Sgambelluri asked for public comments.

There was a comment from the public on zoom voicing their opposition to the item studying the building at 714 S Rogers for a new police station.

Laurie McRobbie moved to approve 25-131. Randy Cassady seconded the motion. The motion passed unanimously.

- C. Resolution 25-132: Approval of Environmental Restrictive Covenant at Hopewell West, Blocks 4-7.** Dana Kerr presented Resolution 25-132. He explained that the existing legal description is based on an older deed and does not match the current development plan. The Environmental Restrictive Covenant (ERC) will apply to Blocks 4–7, including adjacent right-of-way, to satisfy Indiana Department of Environmental Management (IDEM) requirements. IDEM has set a deadline of November 7, 2025 for the ERC report. Staff is evaluating whether a plat amendment is needed. This Resolution authorizes the approval of the ERC language and the commitment to record it with the Monroe County Recorder as a public record, in coordination with the Bloomington Housing Authority. Kerr read the restrictions and was available for questions.

Sue Sgambelluri asked for public comments. There were no comments from the public.

Randy Cassady moved to approve Resolution 25-132. Laurie McRobbie seconded the motion. The motion passed unanimously.

- VIII. ADJOURNMENT** John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 7:50 p.m.

Deborah Myerson, President

John West, Secretary

Date: _____



KERRY THOMSON
MAYOR

CITY OF BLOOMINGTON

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JESSICA MCCLELLAN
CONTROLLER

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Claims Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Treasurer
Date: 11-07-2025 (\$474,964.76)
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 10-25-2025 to 11-07-2025. 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 10-25-2025 to 11-07-2025, 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
11/07/25	Claims				\$474,964.76
					<u>\$474,964.76</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 \$474,964.76

Dated this 31st 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 Milliland



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/25/25 - 11/07/25

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 52110 - Office Supplies										
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	1GG9-P3C6-6GLW	15-Toner Cartridge for LaserJet 500 printer (black)	Paid by EFT # 68883		10/28/2025	10/28/2025	11/07/2025		11/07/2025	282.89
Account 52110 - Office Supplies Totals									Invoice Transactions 1	<u>\$282.89</u>
Account 53910 - Dues and Subscriptions										
53442 - Paragon Micro, INC	S5229151	15-Adobe Acrobat DC-Hershman, Caswell, LaFontaine	Paid by EFT # 69030		10/28/2025	10/28/2025	11/07/2025		11/07/2025	788.97
Account 53910 - Dues and Subscriptions Totals									Invoice Transactions 1	<u>\$788.97</u>
Program 150500 - Housing Totals									Invoice Transactions 2	<u>\$1,071.86</u>
Program 151600 - Title 16										
Account 53210 - Telephone										
13969 - AT&T Mobility II, LLC	2872974211321025	06-cell phone chgs 9/12/25-10/11/25-Inv. 287297421132X10192025	Paid by Check # 80757		10/29/2025	10/29/2025	10/29/2025		10/29/2025	275.06
Account 53210 - Telephone Totals									Invoice Transactions 1	<u>\$275.06</u>
Account 53990 - Other Services and Charges										
1235 - Monroe County Apartment Association	3899	15-MCCA Member Luncheon (A. Van Rooy)-10/9/25	Paid by Check # 80786		10/28/2025	10/28/2025	11/07/2025		11/07/2025	30.00
Account 53990 - Other Services and Charges Totals									Invoice Transactions 1	<u>\$30.00</u>
Program 151600 - Title 16 Totals									Invoice Transactions 2	<u>\$305.06</u>
Department 15 - HAND Totals									Invoice Transactions 4	<u>\$1,376.92</u>
Fund 1101 - General Totals									Invoice Transactions 4	<u>\$1,376.92</u>
Fund 2209 - LIT – Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
6378 - ANN-KRISS, LLC	721-101725	15-EHR-Powell, 2005 S Rogers Lot 22-deck/walkway framed, door in	Paid by EFT # 68888		10/28/2025	10/28/2025	11/07/2025		11/07/2025	7,500.00
686 - Habitat For Humanity of Monroe County INC	DPCCHF-10.20.25	15-supplementary down payment assist-DPCC Habitat for Humanity	Paid by EFT # 68962		10/28/2025	10/28/2025	11/07/2025		11/07/2025	20,000.00
7300 - Limestone Crossing Apartments LP	R101-Morales	15-R101-J. Morales-540 S Basswood Dr, Apt E	Paid by Check # 80784		10/28/2025	10/28/2025	11/07/2025		11/07/2025	250.00



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/25/25 - 11/07/25

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										
7300 - Limestone Crossing Apartments LP	R101-Porter	15-R101-M Porter- 528 S Basswood Dr Apt E	Paid by Check # 80784		10/28/2025	10/28/2025	11/07/2025		11/07/2025	300.00
6376 - Linda L Quillen (Action Property Mgmt & Realty)	R101-Dismang	15-R101-L. Dismang- 2517 S Milton Dr	Paid by Check # 80789		10/28/2025	10/28/2025	11/07/2025		11/07/2025	500.00
9866 - Casey Winningham	135	15-Prospect Hill Neighbor Imp grant/Fix 13 monuments Rosehill	Paid by EFT # 69097		10/28/2025	10/28/2025	11/07/2025		11/07/2025	2,300.00
1785 - Monroe County Land Title Co., INC (Title Plus)	CLSNG-11.7.25	15-Down Payment Closing Cost-Bayne- 1499 W Allen St	Paid by EFT # 68872		11/06/2025	11/06/2025	11/06/2025		11/06/2025	10,000.00
1785 - Monroe County Land Title Co., INC (Title Plus)	CLSNG-11.7.25A	15-Downpayment Closing Cost-Walker- 1986 S Bernard Dr	Paid by EFT # 68873		11/06/2025	11/06/2025	11/06/2025		11/06/2025	10,000.00
Account 53960 - Grants Totals							Invoice Transactions 8			<u>\$50,850.00</u>
Account 53990 - Other Services and Charges										
9216 - Williams Creek Management Corporation	25584	15-Evergreen Village Lots Maint Lots 2 & 14 - Event 4 of 4	Paid by EFT # 69096		10/28/2025	10/28/2025	11/07/2025		11/07/2025	890.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions 1			<u>\$890.00</u>
Program 150000 - Main Totals							Invoice Transactions 9			<u>\$51,740.00</u>
Department 15 - HAND Totals							Invoice Transactions 9			<u>\$51,740.00</u>
Fund 2209 - LIT – Economic Development Totals							Invoice Transactions 9			<u>\$51,740.00</u>
Fund 2404 - HOME										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
6900 - Northeast & Bucks Co (Mullin & Loneragan Assoc)	1291-05/03	15-Prepare Analysis of Impediments Fair Housing Choice-8/21	Paid by EFT # 308		10/28/2025	10/28/2025	11/07/2025		11/07/2025	3,195.00
6900 - Northeast & Bucks Co (Mullin & Loneragan Assoc)	1291-04/10	15-Consultant Serv-5 yr consolidated Plan-thru 7/31/25	Paid by EFT # 308		10/28/2025	10/28/2025	11/07/2025		11/07/2025	726.50
Account 53990 - Other Services and Charges Totals							Invoice Transactions 2			<u>\$3,921.50</u>
Program 150000 - Main Totals							Invoice Transactions 2			<u>\$3,921.50</u>
Department 15 - HAND Totals							Invoice Transactions 2			<u>\$3,921.50</u>
Fund 2404 - HOME Totals							Invoice Transactions 2			<u>\$3,921.50</u>



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/25/25 - 11/07/25

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										
15 - Big Brothers Big Sisters of South Central IN	JH25-10.20.25	15-JH25-payroll for 8/21-9/20/25	Paid by EFT # 68893		10/28/2025	10/28/2025	11/07/2025		11/07/2025	2,978.50
47 - Community Kitchen Of Monroe County, INC	JH25-10.20.25	15-JH25-food items-Gordon/HHFB/Piazza-7/23-9/17	Paid by EFT # 68927		10/28/2025	10/28/2025	11/07/2025		11/07/2025	7,839.46
5572 - La Central Latina, INC (El Centro Comunal Latino)	JH25-10.20.25	15-JH25-educational materials and children's books	Paid by EFT # 68992		10/28/2025	10/28/2025	11/07/2025		11/07/2025	353.34
7531 - Pantry 279 INC	JH25-10.20.25	15-Salaries July 1, 2025 to July 31, 2025-Remaining \$ on grant	Paid by EFT # 69029		10/28/2025	10/28/2025	11/07/2025		11/07/2025	2,838.72
55092 - WonderLab Museum of Science, Health & Technology	JH25-10.20.25	15-JH Grant-6/5-8/19/25	Paid by EFT # 69098		10/28/2025	10/28/2025	11/07/2025		11/07/2025	5,568.00
Account 53960 - Grants Totals							Invoice Transactions	5		\$19,578.02
Program 050000 - Main Totals							Invoice Transactions	5		\$19,578.02
Department 05 - Common Council Totals							Invoice Transactions	5		\$19,578.02
Fund 2505 - CC Jack Hopkins NR17-42 (S0011) Totals							Invoice Transactions	5		\$19,578.02
Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
6223 - Faegre Drinker Biddle & Reath LLP	6138009	15-Due Diligence-Convention Center Hotel Dev-Sept. 2025	Paid by EFT # 68950		10/28/2025	10/28/2025	11/07/2025		11/07/2025	18,546.75
321 - Harrell Fish, INC (HFI)	C019570	15-Semi-annual BFP Testing-216 S College-10/14/25	Paid by EFT # 68964		10/28/2025	10/28/2025	11/07/2025		11/07/2025	260.00
5900 - VET Environmental Engineering, LLC	8832	15-SMP Oversight-Portion of Jackson St Const 9/25-10/8	Paid by EFT # 69088		10/28/2025	10/28/2025	11/07/2025		11/07/2025	2,212.18
2260 - Republic Services, INC	0694-003861398	15-627 N Morton St-trash service Nov 2025	Paid by EFT # 68871		10/29/2025	10/29/2025	10/29/2025		10/29/2025	140.27
Account 53990 - Other Services and Charges Totals							Invoice Transactions	4		\$21,159.20
Program 150000 - Main Totals							Invoice Transactions	4		\$21,159.20
Department 15 - HAND Totals							Invoice Transactions	4		\$21,159.20
Fund 2519 - RDC Totals							Invoice Transactions	4		\$21,159.20



Board of Redevelopment Commission Claim Register

Invoice Date Range 10/25/25 - 11/07/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 4445 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
249 - Crider And Crider, INC	CRIDHOPEJACK SO-2	07-Hopewell West-Jackson St. (CN)-9/9-10/10/25-App 2	Paid by EFT # 68931		10/28/2025	10/28/2025	11/07/2025		11/07/2025	366,900.80
6330 - Marshall Security LLC	4033	15-Security Patrols at Hopewell Properties 09/01/25-09/30/25	Paid by EFT # 69001		10/28/2025	10/28/2025	11/07/2025		11/07/2025	10,288.32
Account 53990 - Other Services and Charges Totals							Invoice Transactions	2		\$377,189.12
Program 159001 - Adams Crossing Area Totals							Invoice Transactions	2		\$377,189.12
Department 15 - HAND Totals							Invoice Transactions	2		\$377,189.12
Fund 4445 - Consolidated TIF Totals							Invoice Transactions	2		\$377,189.12
Grand Totals							Invoice Transactions	26		\$474,964.76



KERRY THOMSON
MAYOR

CITY OF BLOOMINGTON

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Bloomington IN 47402

JESSICA MCCLELLAN
CONTROLLER


CONTROLLER'S OFFICE

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Payroll Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Controller
Date: October 31, 2025
Re: Payroll Register

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 10/13/2025 to 10/26/2025. 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 10/31/25 - 10/31/25

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	10/31/2025	2,790.08		.00	297.61	170.71	39.92	78.45	55.96	185.84	1,961.59
			.00	.00	2,653.46	2,753.46	2,753.46	2,653.46	2,653.46		
		\$2,790.08	\$0.00	\$0.00	\$297.61	\$170.71	\$39.92	\$78.45	\$55.96	\$185.84	\$1,961.59
3954 Bettis, Jeremy	10/31/2025	1,725.15		.00	128.61	106.96	25.01	51.75	36.92	.00	1,375.90
			.00	.00	1,725.15	1,725.15	1,725.15	1,725.15	1,725.15		
		\$1,725.15	\$0.00	\$0.00	\$128.61	\$106.96	\$25.01	\$51.75	\$36.92	\$0.00	\$1,375.90
10000 Bixler, Daniel R 2594	10/31/2025	2,105.27		.00	181.72	124.15	29.03	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	\$124.15	\$29.03	\$58.92	\$42.03	\$140.06	\$1,529.36
2972 Caswell, Tammy M	10/31/2025	2,951.77		.00	381.46	176.01	41.16	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	\$176.01	\$41.16	\$84.71	\$60.71	\$187.02	\$2,020.70
10000 Collins, Barry 0111	10/31/2025	1,800.00		.00	248.73	111.60	26.09	54.00	31.50	.00	1,328.08
			.00	.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00		
		\$1,800.00	\$0.00	\$0.00	\$248.73	\$111.60	\$26.09	\$54.00	\$31.50	\$0.00	\$1,328.08
2771 Council, David R	10/31/2025	2,468.16		.00	162.63	138.63	32.42	63.82	45.53	326.73	1,698.40
			.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	\$138.63	\$32.42	\$63.82	\$45.53	\$326.73	\$1,698.40
10000 Finley, Christina L 0187	10/31/2025	4,242.42		.00	611.21	243.26	56.90	116.25	83.75	368.95	2,762.10
			.00	.00	3,913.56	3,923.56	3,923.56	3,913.56	3,913.56		
		\$4,242.42	\$0.00	\$0.00	\$611.21	\$243.26	\$56.90	\$116.25	\$83.75	\$368.95	\$2,762.10
3955 Hampton, Sean R	10/31/2025	1,931.61		.00	77.78	119.76	28.01	57.95	41.34	.00	1,606.77
			.00	.00	1,931.61	1,931.61	1,931.61	1,931.61	1,931.61		
		\$1,931.61	\$0.00	\$0.00	\$77.78	\$119.76	\$28.01	\$57.95	\$41.34	\$0.00	\$1,606.77
2393 Hayes, Chastina J	10/31/2025	2,616.74		.00	218.56	154.37	36.09	73.95	43.14	168.05	1,922.58
			.00	.00	2,464.89	2,489.89	2,489.89	2,464.89	2,464.89		
		\$2,616.74	\$0.00	\$0.00	\$218.56	\$154.37	\$36.09	\$73.95	\$43.14	\$168.05	\$1,922.58
			\$0.00	\$0.00	\$2,464.89	\$2,489.89	\$2,489.89	\$2,464.89	\$2,464.89		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 10/31/25 - 10/31/25

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
3496 Hershman, Felicia J	10/31/2025	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	\$157.64	\$121.35	\$28.38	\$58.72	\$41.89	\$102.78	\$1,513.28
3183 Hyten LaFontaine, Stephanie L	10/31/2025	3,817.31	\$0.00	\$0.00	\$1,957.24	\$1,957.24	\$1,957.24	\$1,957.24	\$1,957.24		
				.00	249.64	233.74	54.67	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		
3306 Killion-Hanson, Anna	10/31/2025	4,666.00		.00	297.83	274.64	64.23	132.89	94.79	236.36	3,565.26
			.00	.00	4,429.64	4,429.64	4,429.64	4,429.64	4,429.64		
		\$4,666.00		\$0.00	\$297.83	\$274.64	\$64.23	\$132.89	\$94.79	\$236.36	\$3,565.26
1516 Liford, Kenneth T	10/31/2025	2,790.08	\$0.00	\$0.00	\$4,429.64	\$4,429.64	\$4,429.64	\$4,429.64	\$4,429.64		
				.00	233.94	172.99	40.46	82.80	59.07	46.60	2,154.22
			.00	.00	2,760.08	2,790.08	2,790.08	2,760.08	2,760.08		
2557 Radewan, Tonda L	10/31/2025	2,105.28		.00	158.38	122.67	28.69	57.75	41.19	141.85	1,554.75
			.00	.00	1,963.43	1,978.43	1,978.43	1,963.43	1,963.43		
		\$2,105.28		\$0.00	\$158.38	\$122.67	\$28.69	\$57.75	\$41.19	\$141.85	\$1,554.75
1378 Sandweiss, Noah S	10/31/2025	3,156.62	\$0.00	\$0.00	\$1,963.43	\$1,978.43	\$1,978.43	\$1,963.43	\$1,963.43		
				.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	10/31/2025	3,156.62		\$0.00	\$431.02	\$191.86	\$44.87	\$91.68	\$65.40	\$380.50	\$1,951.29
			\$0.00	\$0.00	\$3,094.49	\$3,094.49	\$3,094.49	\$3,094.49	\$3,094.49		
		2,790.08		.00	317.24	161.34	37.73	77.32	55.15	362.00	1,779.30
504 Swinney, Matthew P	10/31/2025		.00	.00	2,577.30	2,602.30	2,602.30	2,577.30	2,577.30		
		\$2,790.08		\$0.00	\$317.24	\$161.34	\$37.73	\$77.32	\$55.15	\$362.00	\$1,779.30
			\$0.00	\$0.00	\$2,577.30	\$2,602.30	\$2,602.30	\$2,577.30	\$2,577.30		
3781 Tamewitz, Steven W	10/31/2025	3,817.31		.00	663.82	237.26	55.49	114.35	81.57	44.34	2,620.48
			.00	.00	3,811.77	3,826.77	3,826.77	3,811.77	3,811.77		
		\$3,817.31		\$0.00	\$663.82	\$237.26	\$55.49	\$114.35	\$81.57	\$44.34	\$2,620.48
	10/31/2025		\$0.00	\$0.00	\$3,811.77	\$3,826.77	\$3,826.77	\$3,811.77	\$3,811.77		
		2,790.08		.00	329.86	172.98	40.45	79.04	56.38	155.39	1,955.98
			.00	.00	2,634.69	2,790.08	2,790.08	2,634.69	2,634.69		
		\$2,790.08		\$0.00	\$329.86	\$172.98	\$40.45	\$79.04	\$56.38	\$155.39	\$1,955.98
			\$0.00	\$0.00	\$2,634.69	\$2,790.08	\$2,790.08	\$2,634.69	\$2,634.69		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 10/31/25 - 10/31/25

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
2477 Toothman, Cody B	10/31/2025	3,817.31		.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		
		\$3,817.31		\$0.00	\$271.09	\$225.71	\$52.79	\$108.06	\$75.44	\$184.85	\$2,899.37
			\$0.00	\$0.00	\$3,640.46	\$3,640.46	\$3,640.46	\$3,640.46	\$3,640.46		
2305 Van Rooy, Angela L	10/31/2025	4,159.73		.00	358.05	257.90	60.31	118.79	84.74	249.15	3,030.79
			.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	\$60.31	\$118.79	\$84.74	\$249.15	\$3,030.79
			\$0.00	\$0.00	\$3,959.73	\$4,159.73	\$4,159.73	\$3,959.73	\$3,959.73		
728 Wright, Edward E	10/31/2025	2,105.28		.00	190.23	118.29	27.67	57.24	33.39	229.70	1,448.76
			.00	.00	1,907.88	1,907.88	1,907.88	1,907.88	1,907.88		
		\$2,105.28		\$0.00	\$190.23	\$118.29	\$27.67	\$57.24	\$33.39	\$229.70	\$1,448.76
			\$0.00	\$0.00	\$1,907.88	\$1,907.88	\$1,907.88	\$1,907.88	\$1,907.88		
HAND - Housing & Neighborhood Dev		\$60,670.32		\$0.00	\$5,967.05	\$3,636.18	\$850.37	\$1,685.39	\$1,177.65	\$5,557.44	\$41,796.24
			\$0.00	\$0.00	\$56,487.39	\$58,647.78	\$58,647.78	\$56,487.39	\$56,487.39		
Grand Totals		\$60,670.32		\$0.00	\$5,967.05	\$3,636.18	\$850.37	\$1,685.39	\$1,177.65	\$5,557.44	\$41,796.24
			\$0.00	\$0.00	\$56,487.39	\$58,647.78	\$58,647.78	\$56,487.39	\$56,487.39		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS

Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
10/31/2025	Payroll				60,670.32
					<u>60,670.32</u>

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 \$ 60,670.32

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 _____

25-133
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

REJECTING ALL BIDS FROM
FIRST PUBLIC OFFERING FOR
HOPEWELL EAST (BLOCKS 1, 2 & 3)

WHEREAS, in Resolution 18-10, the Bloomington Redevelopment Commission (RDC) approved a Project Review and Approval 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, by Resolution 24-81, the RDC issued a public offering of Hopewell East that was issued in accordance with the requirements of Indiana Code § 36-7- 14-22 and five bids were received and opened in a public meeting April 7, 2025 at 5pm; and,

WHEREAS, the bids received do not appropriately serve the goals and vision for Blocks 1, 2 and 3 of Hopewell East.

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

1. The RDC reaffirms its support for the Hopewell Project.
2. The RDC finds that the five bids received from the public offering of Hopewell East, Blocks 1, 2 and 3, are not within the vision and goals for said Blocks.
3. The RDC hereby rejects any and all bids from the second offering of Hopewell East, Blocks 1, 2 and 3.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date

25-134
RESOLUTION OF THE
REDEVELOPMENT COMMISSION OF THE
CITY OF BLOOMINGTON, INDIANA

ACKNOWLEDGMENT OF EXTENSION OF FEASIBILITY PERIOD OF THE
REAL ESTATE CONVEYANCE AND PROJECT AGREEMENT WITH
ALLUINN JU TRADES DISTRICT HOTEL LLC FOR
REDEVELOPMENT COMMISSION PROPERTY LOCATED WITHIN
THE TRADES DISTRICT

- WHEREAS, the City of Bloomington Redevelopment Commission ("RDC") owns property within the 65-acre Bloomington Certified Technology Park known as the Trades District;
- WHEREAS, on June 16, 2015, the RDC approved Resolution 15-32, approving a Project Review and Approval Form regarding the statutory requirements and other administrative steps needed in order to transfer RDC-owned properties within the Trades District to new owners;
- WHEREAS, in 2018, work was completed on infrastructure improvements and the renovation of the Dimension Mill to further the redevelopment the Trades District;
- WHEREAS, the RDC authorized a notice of offering for the Trades District parcels in Resolution 23-47 pursuant to Indiana Code § 36-7-14-22;
- WHEREAS, the RDC, in Resolution 24-40, approved a letter of intent with Alluinn IU & Pure Development, Inc.;
- WHEREAS, by Resolution 24-78 the RDC entered a Real Estate Conveyance and Project Agreement with Alluinn JU Trades District Hotel LLC, an Illinois limited liability company ("Alluinn JU") & Pure Development, Inc. on December 1, 2024; however, said agreement expired on its stated terms as Term and Condition 2 required closing to be within thirty (30) days of the end of the Feasibility Period and the closing did not take place;
- WHEREAS, staff have renegotiated a Real Estate Conveyance and Project Agreement ("Agreement") with Alluinn JU to purchase Tracts 3 and 4 for \$1,200,000 approved in Resolution 25-83;
- WHEREAS, the RDC continues to support the Agreement with Alluinn JU for the conveyance;
- WHEREAS, Alluinn JU requires additional time to appear before the Plan Commission for site approval; and,
- WHEREAS, Alluinn JU has provided notice for a thirty (30) day extension of the Initial Feasibility Period, Included herewith as Exhibit A, pursuant to paragraph 3B of the Agreement, to now end on January 31st, 2026.

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

1. The Bloomington Redevelopment Commission has received notice from Alluinn JU Trades District Hotel LLC that the Initial Feasibility Period is extended by a period of thirty (30) days to now end on January 31, 2026. This further extends the time to appear before the Plan Commission for site plan approval.
2. The Bloomington Redevelopment Commission delegates authority to City Staff to perform any and all necessary actions to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date: _____



Anna Killion-Hanson <anna.killionhanson@bloomington.in.gov>

Feasibility Period Extension - December 31, 2025 to January 31, 2026

2 messages

Charles Whittaker <charles@alluinn.com>

Wed, Nov 12, 2025 at 2:10 PM

To: Anna Killion-Hanson <anna.killionhanson@bloomington.in.gov>

Cc: John Fernandez <john@dimensionmill.org>

Good Afternoon Anna,

Hope all is well in Bloomington.

I am reaching out to you this afternoon per the terms of the Conveyance and Project Agreement specifically regarding Lot 1 and Lot 2 at the Trades District. As you know, the purchase of these two respective lots is for the development and construction of our Hotel project at the Trades District. Therefore, in reference to the Feasibility Period, I would like to address the extension of this time period.

The current expiration for the Feasibility period is set for December 31, 2025, and thus we would like to officially extend this to January 31, 2026. Therefore, please exercise our option to now extend our current Feasibility Period to expire on January 31, 2026.

If you have any questions or would like to discuss please advise.

Thank you very much!

Best regards,

Charles Whittaker

Charles B. Whittaker, CPCU

Principal

Alluinn, LLC

Alluinn IU Trades District Hotel, LLC

456 W. Frontage Road, #235
Northfield, IL, 60093

312.485.9875 (office/mobile)

www.alluinn.com

Anna Killion-Hanson <anna.killionhanson@bloomington.in.gov>

Wed, Nov 12, 2025 at 2:16 PM

To: Charles Whittaker <charles@alluinn.com>

Cc: John Fernandez <john@dimensionmill.org>

Good afternoon, Charles.

I know that Alluinn has been working diligently to meet timelines and we appreciate all of your efforts to do so.

We will work on executing the extension as soon as possible. Do not hesitate to let me know if you have any questions or concerns.

Highest Regards,

Anna

[Quoted text hidden]

--

Anna Killion- Hanson

Director,

Housing & Neighborhood Development

Executive Director,

Redevelopment Commission

812-349-3577

Anna.killionhanson@bloomington.in.gov



**CITY OF
BLOOMINGTON**

25-135
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION OF THE
CITY OF BLOOMINGTON, INDIANA

ADOPTION OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION'S
ANNUAL SPENDING PLAN FOR 2026

WHEREAS, the City of Bloomington currently has three allocation areas for purposes of capturing tax increment revenues pursuant to Indiana Code § 36-7-14-39 and Indiana Code § 36-7-14-39.3: (1) the Consolidated Allocation Area, (2) the North Kinser Road and Prow Road Allocation Area, and (3) the Meridiam Allocation Area;

WHEREAS, the Consolidated Allocation Area, the North Kinser Road and Prow Road Allocation Area, and the Meridiam Allocation Area were created by the Redevelopment Commission of the City of Bloomington ("RDC") and the Common Council of the City of Bloomington ("Common Council") pursuant to Indiana Code 36-7-14;

WHEREAS, the Indiana General Assembly adopted a new law, codified as Indiana Code § 36-7-14-12.7, which requires each redevelopment commission to adopt and submit a spending plan to the Indiana Department of Local Government Finance, the Mayor, and the Common Council ("Spending Plan") before December 1st of each year;

WHEREAS, the Spending Plan must include a description of the planned expenditures for the next calendar year;

WHEREAS, Reedy Financial Group ("Reedy"), an RDC financial advisor, has prepared the RDC's Spending Plan for 2026, which is attached to this Resolution as Exhibit A, in accordance with Indiana Code § 36-7-14-12.7 and the Department of Local Government Finance's guidelines; and,

WHEREAS, at the RDC regularly scheduled meeting on November 3, 2025, the 2026 Spending Plan was discussed in detail with Reedy to the RDC's satisfaction.

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

1. The Bloomington Redevelopment Commission hereby approves and adopts the 2026 Spending Plan which is attached to this Resolution as Exhibit A.

2. The Bloomington Redevelopment Commission directs the Controller to cause the adopted 2026 Spending Plan to be uploaded to Indiana's Gateway File Transmission Application system and to send copies of the Spending Plan to Mayor Kerry Thomson and the Bloomington Common Council before December 1, 2025.
3. The Bloomington Redevelopment Commission authorizes City Staff to take all actions necessary to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Deborah Myerson, President

ATTEST:

John West, Secretary

Date: _____

November 3, 2025

**To: Indiana Department of Local Government Finance
City of Bloomington Mayor
City of Bloomington City Council**

From: Redevelopment Commission President

Re: Annual Spending Plan of Bloomington Redevelopment Commission for Calendar Year 2026.

This letter is in response to the Bloomington Redevelopment Commission 2026 TIF Spending Plan.

The attached TIF Spending Plan (Exhibit A) was approved by the Bloomington Redevelopment Commission and is effective for Calendar Year 2026.

Please feel free to contact us should there be any questions.

Bloomington RDC 2026 TIF Spending Plan - Exhibit A

	Total
a. Debt Payments	\$ 12,832,181
b. Educational and Training Programs	\$ -
c. Capital Expenditures	\$ 12,788,694
d. Grants and Contributions	\$ 85,100
e. Professional Expenses	\$ 85,000
f. Capital and Operating for Police/Fire	\$ -
g. Operating Expenses	\$ 150,000
h. Military Base Expenditures	\$ -
i. Efficiency Programs	\$ -
j. Reimbursements - Training	\$ -
k. Reimbursements - Unit	\$ -
l. Finance Proceeds Expenditures	\$ -
m. Expenditures from Property Tax Levy	\$ -
n. Expenditures from State or Federal Grants/Loans	\$ -
o. Other Anticipated Expenditures	\$ 56,725
Total Spending	\$ 25,997,700

The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available, and that unexpected opportunities or needs may arise in 2026 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.

Resolution No. _____

Resolution of the Bloomington Redevelopment Commission Determining Annual Spending Plan for Calendar Year 2026

Be it resolved by the Redevelopment Commission (the "Commission") that for the expenses for the year ending December 31st, 2026 the sums herein specified shall be held to include all expenditures authorized to be made during the year.

WHEREAS, the Commission recognizes that the 2026 Bloomington TIF Spending Plan ("Exhibit A") has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2026 making it appropriate for the Commission to make expenditures not anticipated by this Spending Plan, including:

- 1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;
- 2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;
- 3) the expenditure of gifts from philanthropic individuals, organizations or business entities;
- 4) the expenditure of funds from unanticipated State or federal grants; or
- 5) the expenditures of funds to provide matching funds required for unanticipated State or federal grants.

In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions provided by the Department of Local Government Finance.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Commission, as follows:
The referenced Exhibit A shall be effective for Calendar Year 2026.

Passed and adopted this ____ day of _____, 2025 by the Bloomington Redevelopment Commission.

President _____

Vice President _____

Member _____

Member _____

Member _____