

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.



Sue Sgambelluri, Vice President



John West, Secretary

Date: 11/17/25