

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, December 1, 2025, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, Room 135, and via Zoom, with President Deborah Myerson presiding:

<https://catstv.net/m.php?q=15273>

I. ROLL CALL

Commissioners Present: Deborah Myerson, Sue Sgambelluri, John West, Randy Cassady; Laurie McRobbie (via zoom until 6pm) and Sam Fleener, via Zoom
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; 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; Julius Mitchell, Legislative Affairs Specialist, Office of the Mayor; and Margie Rice, Corporation Counsel, Legal Department via Zoom

Others Present: Hopi Stosberg, President, City Council; Isabelle Piedmont-Smith, Vice President, City Council; Andy Ruff, City Council; John Fernandez, CEO, The Mill; John Whitehart, President, Capital Improvement Board; Dave Askins, B-Square Bulletin; Geoff McKim; Christopher Emge; Jerry Hays; Eric Spoonmore; Greg Alexander

II. READING OF THE MINUTES: John West moved to approve the minutes for November 21, 2025. Randy Cassady seconded the motion. The motion passed via roll call vote.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the November 21, 2025, claim register for \$414,360.89. Laurie McRobbie seconded the motion. The motion passed via roll call vote.

IV. EXAMINATION OF PAYROLL REGISTERS: Randy Cassady moved to approve the November 14, 2025 payroll register for \$62,269.51. Sue Sgambelluri seconded the motion. The motion passed via roll call vote.

V. REPORT OF OFFICERS AND COMMITTEES

- A. Director's Report:** Anna Killion-Hanson shared an update on Hopewell South, the filing for the Development Review Commission (DRC) will be on December 2, 2025. Once staff receives feedback the details will be shared with the RDC Commission.
- B. Legal Report:** Dana Kerr provided an overview of the statutory rules and duties of the RDC. Kerr was available for questions.
- C. Treasurer's Report:** Jessica McClellan was available for questions.
- D. Business Development Update:** Jane Kupersmith was available for questions.

VI. NEW BUSINESS

- A. Resolution 25-136: Supporting the Convention Center Host Hotel on the College Square Property.** Anna Killion-Hanson presented Resolution 25-136 and noted that staff received several comments on the item. She emphasized the importance of ensuring that everyone is updated on how the project began and where it stands today.
Jane Kupersmith provided an overview. She noted that this type of resolution would ideally be accompanied by a memo outlining the full project timeline. Staff was approached last fall after the

Capital Improvement Board (CIB) completed its selection of an hotelier for the Bloomington Convention Center. The hotelier evaluated multiple potential sites, each with unique advantages and challenges. The Bunger & Robertson property located at 216 South College was ultimately selected for its trail adjacency, proximity to both the existing and future convention center, flat topography, and overall readiness for development. Kupersmith explained that the resolution presented formalizes the level of support staff believes is necessary for the project to proceed. The recommended support is less than what the hotelier requested but represents the maximum staff can responsibly propose. She emphasized that the convention center is a cornerstone of the community's economic development strategy and that a host hotel is critical to its long-term success. The chosen site also aligns with broader City initiatives throughout the downtown core, from Switchyard Park through the Trades District to Miller Showers Park.

Deborah Myerson asked for public comments.

Jerry Hays – shared his support for the resolution.

Greg Alexander - opposed providing significant financial support to a private business, stating it was unfair to taxpayers and contradicted earlier assurances. He questioned the process and the City's management of undeveloped public properties. He urged the RDC not to move forward without a clear plan, emphasized prioritizing pedestrian connectivity—especially to the B-Line Trail and requested that any land contributions include firm commitments from the CIB.

Isabelle Piedmont-Smith - reminded the RDC that eight of nine City Council members opposed using additional taxpayer funds for the convention center hotel and stated that the nearly \$7 million spent on property should be returned to the TIF for more pressing community needs. She stressed that the Council should be consulted on decisions involving taxpayer dollars, raised concerns that the property purchases avoided Council approval, and felt it was premature to signal willingness to give away the property. She encouraged issuing a revised RFP to determine whether other developers might be interested rather than conceding to a single developer.

John Whikehart - expressed support for the resolution and appreciation for the work done on the project. He noted that the College Square property was originally purchased in 2019 to support the convention center expansion and host hotel, but it has since generated no tax revenue. He explained that the CIB selected Dora Hospitality as the hotel developer, who prefers the RDC-owned site, but a significant funding gap remains. The CIB has already reduced design costs by about \$15 million to help narrow the gap, though a shortfall still exists. Whikehart highlighted the significant economic benefits projected for the host hotel project, including millions in new revenue and roughly 500 new jobs, and noted that the College Square site offers the best walkability and visitor access. He said that if the resolution passes, the RDC and CIB will have done all they can, leaving Dora to determine whether it can close the remaining funding gap. If it fails, the CIB will revisit other sites with Dora or issue a new RFP, though similar financial challenges are likely. He urged the RDC to view the proposal as an investment and support the resolution.

Hopi Stosberg - stated her support for the Council's earlier letter opposing additional taxpayer contributions and emphasized that the RDC should not give away the land. She noted the property was purchased at a cost far above its assessed value and expressed concern about managing the consequences of that decision. She felt the resolution, as written, goes too far in suggesting the land could be given to a developer and urged the RDC to reconsider that approach.

Andy Ruff - shared his opposition for the resolution and suggested the resolution to be tabled for further discussion.

Kerr presented two versions of the resolution for consideration. Commissioners discussed which version should move forward for public discussion. The vote before the RDC was not to adopt the resolution but to determine which draft should be used for continued deliberation.

Deborah Myerson iterated that commission was not voting on the resolution, but to opt for which version of the resolution will be part of the business agenda.

John West moved to approve the revised version 2 of the Resolution for discussion. Sue

Sgambelluri seconded the motion. The motion passed unanimously.

Deborah Myerson shared that the next agenda item would include either motion to vote on the revised resolution or to table it until the December 15 RDC Commission meeting, allowing the public time to review. She also requested for a memo to be presented along with the resolution. Randy Cassady moved to table the revised Resolution 25-136. John West seconded the motion. The motion passed unanimously.

- B. Resolution 25-137: Approval of Extension of Resolution 22-18 for Construction Inspection Agreement for Improvements along 17th Street between Monroe Street and Grant Street.** Roy Aten presented Resolution 25-137. He noted that the Resolution had previously been approved by the Commission but expired in December 2023. Aten explained that the request is to extend the completion date to December 31, 2026, and that no additional funding is being requested. Deborah Myerson asked for public comments. There were no comments from the public. Randy Cassady moved to approve Resolution 25-137. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- C. Resolution 25-138: Approval of Extension of Resolution 24-34 for Agreement with CSX for the B-Line trail and Multiuse Path Project.**

- D. Resolution 25-139: Approval of Extension of Resolution 24-50 for Construction Engineering Contract for the B-Line Trail and Multiuse Path Project.** Roy Aten presented Resolutions 25-138 and 25-139. He explained that the project was delayed due to environmental reasons, which pushed the timeline out by approximately one year. Aten is requesting approval to extend the expiration date to December 31, 2026, and noted that no additional funding is being requested. Deborah Myerson asked for public comments. There were no comments from the public. Randy Cassady moved to approve Resolution 25-138, 25-139. John West seconded the motion. The motion passed unanimously.

- E. Resolution 25-140: Approval of Rent Credit for Dimension Mill, Inc.** Jane Kupersmith presented resolution 25-140. She explained that the south wall of the Dimension Mill had deteriorated earlier this year. The RDC approved emergency repairs, and the wall was rebuilt. Although the wall has now been restored, the event space was offline for 122 days. This created major revenue challenges for the Mill, as this area is part of their premium leasable space. Jane noted that the lease does not address this type of situation. Given the length of the outage, staff recommended issuing a rent credit based on the event hall's share of total square footage and the number of days it was out of service. The resolution formalizes that recommendation. Deborah Myerson asked for public comments.

John Fernandez noted that the lease is consistent with the resolution.

Dana Kerr read the amended language

WHEREAS, per section 8.01 01 of the lease, the RDC shall provide a credit based on percentage of square feet that could not be utilized;

John West moved to approve Resolution 25-140, as amended. Randy Cassady seconded the motion. The motion passed unanimously.

- F. Resolution 25-141: Approval of Agreement with Adaptive Commons for Comprehensive and Coordinated Design of Hopewell West Block 4.** Anna Killion-Hanson requested to have the resolution tabled.

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

Sue Sgambelluri moved to table Resolution 25-141. John West seconded the motion. The motion passed unanimously.

****RECESS****

The Commission recessed at 7:18 p.m. and reconvened at 7:21 p.m.

- G. Resolution 25-142: Approval of Agreement for BCM Use of Jackson Street and Alley at Hopewell West.** Anna Dragovich presented Resolution 25-142. She explained that this agreement between the RDC and BCM, the contractor for the Core Building project, outlines the contractor's responsibility for any damage to the adjacent streets. The Engineering Department is finalizing construction on Jackson Street to the west and an alley to the north, and BCM will need to use

these areas for staging materials and equipment due to site constraints. The agreement ensures that any damage occurring before the streets.

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

Sue Sgambelluri moved to approve Resolution 25-142. Randy Cassady seconded the motion. The motion passed unanimously.

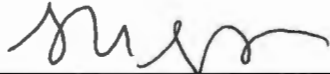
- H. Resolution 25-143: Approval of Addendum No. 1 to The Forge Lease Agreement with Branchfire, Inc.** To renumber the suite numbers in the Trades District for the lease area units to suites 100 for the first floor and the second floor would be changed to suites 200.
- I. Resolution 25-144: Approval of Addendum No 1 to the Forge Lease Agreement with K23 Films, Inc.** To renumber the suite numbers in the Trades District for the lease area units to suites 100 for the first floor and the second floor would be changed to suites 200.
- J. Resolution 25-145: Approval of Addendum No 1 to the Forge Lease Agreement with Bloom.** To renumber the suite numbers in the Trades District for the lease area units to suites 100 for the first floor and the second floor would be changed to suites 200.
- K. Resolution 25-146: Approval of Addendum No 1 to the Forge Lease Agreement ViVum Al.** Anna Killian-Hanson presented Resolution 25-143, 25-144, 25-145, 25-146. Staff received a request to renumber the suite numbers in the Trades District for the lease area units to suites 100 for the first floor and the second floor would be changed to suites 200.
Deborah Myerson asked for public comments. There were no comments from the public.
John West moved to approve 25-143, 25-144, 25-145, and 25-146. Sue Sgambelluri seconded the motion. The motion passed unanimously.
- L. Resolution 25-147: Approval of First Amendment to 2024 CDBG Physical Improvement Grant Agreement with New Hope for Families.** Matt Swinney presented Resolution 25-147. He requested an extension, explaining that issues with environmental reviews for earlier projects caused delays that pushed the current project further out.
Kerr shared that legal changed some of the language to bring this wording in line with the new set of wording and it relates to a recipient.
Deborah Myerson asked for public comments. There were no comments from the public.
Randy Cassady moved to approve Resolution 25-147. John West seconded the motion. The motion passed unanimously.
- M. Resolution 25-148: Approval of Extension of Resolution 22-45 for Construction Inspection Agreement for Hopewell Phase 1 East.** The agreements are still active, but the Resolution is set to expire on December 31, 2025. The proposed Resolution would extend the expiration date to December 31, 2026, and noted that no additional funding is being requested.
- N. Resolution 25-149: Approval of Extension of Resolution 23-42 for Construction Agreement for Hopewell Phase 1 East.** The agreements are still active, but the Resolution is set to expire on December 31, 2025. The proposed Resolution would extend the expiration date to December 31, 2026, and noted that no additional funding is being requested.
- O. Resolution 25-150: Approval of Extension of Resolution 24-55 for Hardware and Camera Installation for Hopewell Phase 1 East.** Roy Aten presented Resolution 25-150 regarding the construction, construction inspection, and camera installations around the park area in Hopewell East. The agreements are still active, but the Resolution is set to expire on December 31, 2025. The proposed Resolution would extend the expiration date to December 31, 2026, and noted that no additional funding is being requested.
Deborah Myerson asked for public comments. There were no comments from the public.
Sue Sgambelluri moved to approve Resolution 25-148, 25-149, 25-150. Randy Cassady seconded the motion. The motion passed unanimously.

- VII. BUSINESS/GENERAL DISCUSSION** John West shared that the RDC has deferred two resolutions. Resolution 25-141 will move forward with a formal staff presentation, as previously planned. The commission requested that Resolution 25-136 have a memo prepared and presented to the commission prior to the December 15 RDC meeting.


Dana Kerr recommended holding a discussion in a quorum at a RDC work session.

The RDC work session scheduled for **December 10 from 5:00 p.m. to 7:00 p.m.** in the **Allison Conference Room**. The session will be publicly noticed and posted on the kiosk.

- VIII. ADJOURNMENT** John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 7:40 p.m.



Deborah Myerson, President



John West, Secretary

Date: 12/15/25