

AGENDA
REDEVELOPMENT COMMISSION

January 5, 2026, 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/86174688339?pwd=1o88kdK67XK7tnUtD7d7YCCR5zWYDt.1>
Meeting ID 861 7468 8339 Passcode 724416

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

I. ROLL CALL

II. MINUTES –December 15, 2025

III. EXAMINATION OF CLAIM REGISTERS – December 22, 2025, for \$233,530.48

IV. EXAMINATION OF PAYROLL REGISTERS – December 12, 2025, for \$61,902.98 and December 24, 2025, for \$58,920.72

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. Election of Officers
- B. Resolution 26-01: Approval of 2026 RDC Commission Schedule
- C. Resolution 26-02: Approval of Maintenance of RDC Owned Properties
- D. Resolution 26-03: Approval of Funding for Appraisals for Property in the Allocation Area
- E. Resolution 26-04: Approval of Agreement for Revocable Right of Entry and Release - Patriot Soil Borings

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, December 15, 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=15335>**

I. ROLL CALL

Commissioners Present: Deborah Myerson, Sue Sgambelluri, John West, Randy Cassady;
Laurie McRobbie; 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; Cody Toothman, Program Manager,
HAND; Jane Kupersmith, Director, Economic & Sustainability Department (ESD); Kendall Knoke,
Project Engineer, Engineering; Dana Kerr, Assistant City Attorney, Legal Department; Margie Rice,
Corporate Counsel, Legal Department; Kerry Thomson, Mayor, Office of the Mayor; Julius Mitchell,
Legislative Affairs Specialist, Office of the Mayor - via Zoom

Others Present: John Fernandez, CEO, The Mill; John Whikehart, President, Capital Improvement
Board; Dave Askins, B-Square Bulletin; Hugh Farrell, Daniel Bingham, Audrey Smith, Kevin
Keough; Eric Ost; Jerry Hays; Christopher Emge; Geoff McKim; Tim Hanson; Derwin Sisnett, CEO;
Riley Gibson, Portfolio Manager, Adaptive Commons, via Zoom

II. READING OF THE MINUTES: John West moved to approve the minutes for December 1, 2025.
Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS: Sue Sgambelluri moved to approve the December 5,
2025, claim register for \$103,242.27. Laurie McRobbie seconded the motion. The motion passed
unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS: Randy Cassady moved to approve the November
26, 2025 payroll register for \$63,466.49. Sue Sgambelluri seconded the motion. The motion passed
unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: Anna Killion-Hanson was available for questions.

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

C. Treasurer's Report: No report.

D. Business Development Update: Jane Kupersmith was available for questions.

VI. NEW BUSINESS

A. Resolution 25-141: Approval of Agreement with Adaptive Commons for Comprehensive and Coordinated Design of Hopewell West Block 4. Anna Killion-Hanson introduced Riley Gibson and Derwin Sisnett (Adaptive Commons) who presented resolution 25-141. Gibson and Sisnett provided an overview of Adaptive Commons, their professional backgrounds, and the organization's mission to deliver attainable housing through strategic public partnerships, adaptive reuse, and access to low-cost catalytic capital. They described Adaptive Commons' experience with workforce housing, mixed-use redevelopment, and adaptive reuse projects. The outline proposed the scope of work for Hopewell West Block 4, including research and due diligence, review of prior Hopewell plans and community input, identification of local partners, and preparation of a Block 4 master plan. The work will refine unit types, unit mix, and affordability levels, with an emphasis on workforce housing and homeownership opportunities.

Deborah Myerson asked for examples of their portfolio. Gibson and Sisnett stated they will prepare and present examples most comparable to the intended Hopewell, Block 4 project at a future meeting.

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

Randy Cassady moved to table resolution 25-141. Sue Sgambelluri seconded the motion. The motion passed unanimously.

Start Public Hearing

- B. Resolution 25-151: Approval of adoption of the Citizen Advisory Committee's recommendations for the 2026 Community Development Block Grant Funds.** Matt Swinney presented the Citizens' Advisory Committee's recommendations for the allocation of 2026 Community Development Block Grant (CDBG) funds. He explained that the City of Bloomington is eligible to receive an estimated \$778,293.00 in CDBG funding for Program Year 2026. Swinney shared the required allocation percentages, noting that up to 15% of the grant may be used for social services, 20% for program administration, and 65% for physical improvements. Based on these limits, the estimated allocations are as follows:

● \$505,890.45 for Physical Improvements

● \$116,743.95 for Social Services

● \$155,658.60 for Program Administration

He explained that community input regarding the allocation of CDBG funds was solicited and received through the Citizens' Advisory Committee. The Committee also provided recommendations for adjusting allocations in the event the final funding amount received is more or less than the estimated amount, as HUD's final allocation has not yet been issued.

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

John West moved to approve Resolution 25-151. Laurie McRobbie seconded the motion. The motion passed unanimously.

End Public Hearing

- C. Resolution 25-152: Conceptual Approval of Comprehensive and Coordinated Design of Hopewell South Blocks 8, 9, & 10 for Request to Rezone.** Anna Killion-Hanson presented Resolution 25-152. She explained that under the existing R4 zoning standards, the site cannot be developed in a manner that meets the City's housing goals due to dimensional and frontage requirements which would allow for approximately 28 homes at price points not attainable for households earning the area median income. The proposed PUD is intended to guide redevelopment of the site while serving as a model for attainable urban housing by allowing smaller lots and alternative frontage standards without compromising neighborhood character or environmental performance. Killion-Hanson stated that the proposed PUD would reduce average home prices by more than 30% and allow for approximately 70% more homes than could be constructed under current zoning. The project is anticipated to include approximately 98 homes, with estimated sale prices ranging from \$83,000.00 to \$653,000.00. The proposal will proceed through the Plan Commission and Common Council review process, with City Council consideration of the PUD anticipated on December 19.

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

Laurie McRobbie moved to approve Resolution 25-152. Randy Cassady seconded the motion. The motion passed unanimously.

- D. Resolution 25-153: Approval of Change Order Package #1 for Hopewell West.** Kendall Knoke presented Resolution 25-153. This is the first phase of construction along Jackson Street adjacent to the Core Building and Rogers Street. Knoke explained that the change orders are necessary due to field conditions and coordination needs encountered during construction. The package includes the addition of a sanitary manhole structure on Jackson Street, sod for ditch stabilization,

additional conduit to protect newly paved areas, and corrections to discrepancies in the project plans and pay items. He noted that one change order arose because actual quantities exceeded the original estimates prepared by the project consultant, and these costs are non-recoverable. The proposed Change Order Package #1 is in the amount of \$153,444.70.

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

Sue Sgambelluri moved to approve Resolution 25-153. Randy Cassady seconded the motion. The motion passed unanimously.

- E. Resolution 25-154: Approval of Lease Agreement with Prometheus Energetics, LLC at the Forge.** John Fernandez presented Resolution 25-154, a proposed lease for approximately 2,400 square feet (Unit 101) on the first floor of The Forge. Fernandez explained that Prometheus Energetics is a defense technology company and a joint venture between two major firms. While technically a startup, the company is well capitalized and considered a high-growth firm. The company plans to construct a large-scale manufacturing and engineering campus in Greene County near Crane Naval Base; however, construction has not yet begun. The Forge lease would provide space for executive leadership and engineering staff during the interim period. Fernandez noted that the proposed lease term is three years, rather than the typical five-year term, with three one-year renewal options. He stated that the shorter initial term was a strategic decision due to the nature and growth plans of the company. Tenant improvements would be kept basic to allow for easier re-tenanting if the tenant does not exercise a renewal option. Fernandez stated that the rental rate reflects the standard 2.5% annual cost-of-living adjustment built into Forge leases. Fernandez also noted that the lease includes a right of first refusal for an additional 1,800 square feet on the first floor should the tenant wish to expand. While the lease does not specify a defined response timeframe, staff will manage the process through required notice provisions. Approval of the lease would increase Forge occupancy to approximately 86%. Fernandez was available for questions. Deborah Myerson asked for public comments. There were no comments from the public. John West moved to approve Resolution 25-154. Laurie McRobbie seconded the motion. The motion passed unanimously.

VII. OLD BUSINESS

- A. Resolution 25-136: Supporting the Convention Center Host Hotel on the College Square Property.** Jane Kupersmith presented Resolution 25-136 and provided background on the proposed convention center host hotel project. The resolution was previously presented at the December 1 RDC meeting and discussed during a December 10 work session with Common Council members attending. Staff recommended consideration of the project, noting the host hotel's role in supporting the expanded Bloomington Convention Center, increasing lodging capacity, attracting outside revenue, and generating local tax revenue. Kupersmith was available for questions.

Margie Rice explained that the resolution was amended based on feedback from the RDC and Common Council and clarified that it does not authorize new funding, approve final development terms, convey land, or establish a financial structure. She stated that the resolution signals that the approximately 2.4-acre College Square property may be made available at a nominal cost for a host hotel project if it is determined to further the City of Bloomington's economic development interests, while preserving the RDC's authority to make that determination. Rice also provided broader project context, including the County's land contribution and the City's issuance of approximately \$46 million in bonds related to the Bloomington Convention Center expansion. Rice was available for invited questions.

Deborah Myerson requested an amendment to Resolution 25-136.

Deborah Myerson read the requested amended language to resolution 25-136.

WHEREAS, in addition to the incentives already mentioned above, the RDC has determined that the real estate at College Square necessary for the host hotel may be made available, in a form and on terms to be determined by the RDC and structured to protect the City's best interests and limit public risk.

Clause 3. The Bloomington Redevelopment Commission hereby provides notice of its further commitment to the host hotel project by making known that the real estate at College Square, if necessary for the host hotel may be made available, in some form and on terms to be determined by the RDC and structured to protect the City of Bloomington's best interests and limit public risk. Deborah Myerson asked for public comments for the amended language.

John Fernandez, John Whitehart, Daniel Bingham, and Kevin Keough shared their opposition to the amendment.

Hugh Farrell, Audrey Smith, Eric Ost, and Jerry Hays shared their support for the amendment.

Deborah Myerson moved for approval on the amended language.

Laurie McRobbie, Randy Cassady, Deborah Myerson voted yes. Sue Sgambelluri and John West voted no. The motion passed by 3-2 vote.

Deborah Myerson asked for public comments on Resolution 25-136, as amended.

Laurie McRobbie moved for approval of Resolution 25-136, as amended. Randy Cassady seconded the vote. John West voted no. The motion passed 4-1.

VIII. BUSINESS/GENERAL DISCUSSION

IX. ADJOURNMENT John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 7:45 p.m.

Deborah Myerson, President

John West, Secretary

Date: _____



KERRY THOMSON
MAYOR

CITY OF BLOOMINGTON

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JESSICA MCCLELLAN
CONTROLLER

CONTROLLER'S OFFICE

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Claims Register Cover Letter

To: Redevelopment Commission
From: Cheryl Gilliland, Treasurer
Date: 12-22-2025 (\$233,530.48)
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 12-20-2025 to 12-22-2025. 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 12-20-2025 to 12-22-2025, 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



Board of Redevelopment Commission Claim Register

Invoice Date Range 12/20/25 - 12/22/25

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)	1YYC-VM4X-43CR	15-Chair, clipboard box, Folders, White out, Envelopes	Paid by EFT # 70064		12/22/2025	12/22/2025	12/22/2025		12/22/2025	84.66
Account 52110 - Office Supplies Totals									Invoice Transactions 1	\$84.66
Account 52420 - Other Supplies										
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	1NGR-VPW1-FR1D	15-Laptop screen extension (2)	Paid by EFT # 70064		12/22/2025	12/22/2025	12/22/2025		12/22/2025	218.00
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	1YYC-VM4X-43CR	15-Chair, clipboard box, Folders, White out, Envelopes	Paid by EFT # 70064		12/22/2025	12/22/2025	12/22/2025		12/22/2025	216.95
Account 52420 - Other Supplies Totals									Invoice Transactions 2	\$434.95
Program 150500 - Housing Totals									Invoice Transactions 3	\$519.61
Program 151000 - Neighborhood										
Account 53960 - Grants										
10168 - Elm Heights Neighborhood Association	12.18.25	15-Neighborhood Support (Grants)-postage stamps, envelopes	Paid by EFT # 70104		12/22/2025	12/22/2025	12/22/2025		12/22/2025	201.78
Account 53960 - Grants Totals									Invoice Transactions 1	\$201.78
Program 151000 - Neighborhood Totals									Invoice Transactions 1	\$201.78
Department 15 - HAND Totals									Invoice Transactions 4	\$721.39
Fund 1101 - General Totals									Invoice Transactions 4	\$721.39
Fund 2234 - Unsafe Building										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
18036 - 4 U Lawn and Landscape, LLC	3523	15-Title 6 Abatement-1616 W 3rd St-8/26/25	Paid by EFT # 70060		12/22/2025	12/22/2025	12/22/2025		12/22/2025	24,020.00
Account 53990 - Other Services and Charges Totals									Invoice Transactions 1	\$24,020.00
Program 150000 - Main Totals									Invoice Transactions 1	\$24,020.00
Department 15 - HAND Totals									Invoice Transactions 1	\$24,020.00
Fund 2234 - Unsafe Building Totals									Invoice Transactions 1	\$24,020.00
Fund 2505 - CC Jack Hopkins NR17-42 (S0011)										
Department 05 - Common Council										
Program 050000 - Main										
Account 53960 - Grants										
174 - Hoosier Hills Food Bank INC	JH25-12.17.25	15-2025 Emergency JH Grant for food purchases	Paid by EFT # 70119		12/22/2025	12/22/2025	12/22/2025		12/22/2025	28,526.00



Board of Redevelopment Commission Claim Register

Invoice Date Range 12/20/25 - 12/22/25

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										
5675 - Indiana Recovery Alliance	JH25-12.17.25	15-JH25 Grant- salaries 3/14/25-12/5/25	Paid by EFT # 70123		12/22/2025	12/22/2025	12/22/2025		12/22/2025	19,884.93
Account 53960 - Grants Totals								Invoice Transactions	2	\$48,410.93
Program 050000 - Main Totals								Invoice Transactions	2	\$48,410.93
Department 05 - Common Council Totals								Invoice Transactions	2	\$48,410.93
Fund 2505 - CC Jack Hopkins NR17-42 (S0011) Totals								Invoice Transactions	2	\$48,410.93
Fund 2519 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
223 - Duke Energy	9101205755461225	15-335 W. 11th-elec chgs 11/04/25-12/01/25	Paid by Check # 80995		12/22/2025	12/22/2025	12/22/2025		12/22/2025	11.16
223 - Duke Energy	9101205751661225	15-627 N Morton-elec chgs 11/04/25-12/01/25	Paid by Check # 80995		12/22/2025	12/22/2025	12/22/2025		12/22/2025	64.32
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	12887439-3120525	15-627 N Morton-gas bill 11/04/25-12/01/25	Paid by Check # 81012		12/22/2025	12/22/2025	12/22/2025		12/22/2025	38.60
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	12888942-5120525	15-489 W. 10th St-Unit #1-gas bill 11/04/25-12/01/25	Paid by Check # 81012		12/22/2025	12/22/2025	12/22/2025		12/22/2025	48.77
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	12888952-4120525	15-489 W. 10th St-Unit #2-gas bill 11/04/25-12/01/25	Paid by Check # 81012		12/22/2025	12/22/2025	12/22/2025		12/22/2025	192.32
392 - Koorsen Fire & Security, INC	IN01113153	15-Annual fire extinguisher insp-Showers West -320 W 8th St	Paid by EFT # 70135		12/22/2025	12/22/2025	12/22/2025		12/22/2025	106.60
7402 - Nature's Way, INC	2630	15-Flowering plant rotation-Showers West 10/02/25	Paid by EFT # 70150		12/22/2025	12/22/2025	12/22/2025		12/22/2025	144.00
7402 - Nature's Way, INC	3387	15-Holiday Order-Showers West - Sept. 2025	Paid by EFT # 70150		12/22/2025	12/22/2025	12/22/2025		12/22/2025	160.00
7402 - Nature's Way, INC	3269	15-Monthly Interior Maint-Showers West-Dec 2025	Paid by EFT # 70150		12/22/2025	12/22/2025	12/22/2025		12/22/2025	276.85



Board of Redevelopment Commission Claim Register

Invoice Date Range 12/20/25 - 12/22/25

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										
7402 - Nature's Way, INC	2511	15-Monthly Interior Maint-Showers West-Oct. 2025	Paid by EFT # 70150		12/22/2025	12/22/2025	12/22/2025		12/22/2025	276.85
7402 - Nature's Way, INC	3014	15-Monthly Interior Maint-Showers West-Nov. 2025	Paid by EFT # 70150		12/22/2025	12/22/2025	12/22/2025		12/22/2025	276.85
5900 - VET Environmental Engineering, LLC	8952	15-SMP Oversight for Portion of Jackson St Const 11/13-11/26/25	Paid by EFT # 70198		12/22/2025	12/22/2025	12/22/2025		12/22/2025	1,222.67
5900 - VET Environmental Engineering, LLC	8914	15-Mold Sampling at 714 S Rogers Street 11-14-25	Paid by EFT # 70198		12/22/2025	12/22/2025	12/22/2025		12/22/2025	3,029.76
5900 - VET Environmental Engineering, LLC	8844	15-selective demolition & remed at 714 S Rogers Street 10-17-25	Paid by EFT # 70198		12/22/2025	12/22/2025	12/22/2025		12/22/2025	55,187.06
Account 53990 - Other Services and Charges Totals							Invoice Transactions	14		\$61,035.81
Program 150000 - Main Totals							Invoice Transactions	14		\$61,035.81
Department 15 - HAND Totals							Invoice Transactions	14		\$61,035.81
Fund 2519 - RDC Totals							Invoice Transactions	14		\$61,035.81
Fund 2529 - Housing Develop (Ord16-41)(S9506)										
Department 15 - HAND										
Program 150500 - Housing										
Account 53990 - Other Services and Charges										
7768 - Bloomington Cooperative Living Incorporated	NOV 2025	15-Housing Fund-410 W. Kirkwood Ave-Oct/Nov 2025 bookkeeping	Paid by EFT # 70078		12/22/2025	12/22/2025	12/22/2025		12/22/2025	2,070.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions	1		\$2,070.00
Program 150500 - Housing Totals							Invoice Transactions	1		\$2,070.00
Department 15 - HAND Totals							Invoice Transactions	1		\$2,070.00
Fund 2529 - Housing Develop (Ord16-41)(S9506) Totals							Invoice Transactions	1		\$2,070.00
Fund 4445 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
19362 - CrossRoad Engineers, PC	251783	15-Hopewell West-Jackson St- 09/27/25-10/31/25	Paid by EFT # 70098		12/22/2025	12/22/2025	12/22/2025		12/22/2025	880.00
19362 - CrossRoad Engineers, PC	252129	15-Hopewell West-Jackson St- 11/01/25-11/28/25	Paid by EFT # 70098		12/22/2025	12/22/2025	12/22/2025		12/22/2025	360.00



Board of Redevelopment Commission Claim Register

Invoice Date Range 12/20/25 - 12/22/25

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										
9712 - Tricon Corporation (Tech Electronics of Indiana)	147666	15-Extention of Access Control System - 10-21-25	Paid by EFT # 70192		12/22/2025	12/22/2025	12/22/2025		12/22/2025	4,700.00
5900 - VET Environmental Engineering, LLC	8968	15-Hopewell West Contamination Cleanup 11/6/25-11/24/25	Paid by EFT # 70198		12/22/2025	12/22/2025	12/22/2025		12/22/2025	266.75
Account 53990 - Other Services and Charges Totals								Invoice Transactions	4	\$6,206.75
Program 159001 - Adams Crossing Area Totals								Invoice Transactions	4	\$6,206.75
Program 159002 - Downtown Area										
Account 53990 - Other Services and Charges										
10109 - Blue Fox HVAC & Plumbing LLC	45883	15-Dehumidifier Installation-Trades District 489 W 10th St-12/2	Paid by EFT # 70081		12/22/2025	12/22/2025	12/22/2025		12/22/2025	4,943.60
Account 53990 - Other Services and Charges Totals								Invoice Transactions	1	\$4,943.60
Program 159002 - Downtown Area Totals								Invoice Transactions	1	\$4,943.60
Department 15 - HAND Totals								Invoice Transactions	5	\$11,150.35
Fund 4445 - Consolidated TIF Totals								Invoice Transactions	5	\$11,150.35
Fund 4657 - 2019 4th St Bnd Proceeds Taxable										
Department 15 - HAND										
Program 151902 - 2019 4th St Garage Taxable										
Account 54510 - Other Capital Outlays										
9915 - Mobile Communications America, INC	INV4210000078	15-Security Cameras-4th St Garage-Project Closure-6/26/2023	Paid by EFT # 70144		12/22/2025	12/22/2025	12/22/2025		12/22/2025	34,432.00
9915 - Mobile Communications America, INC	INV4210000087	15-Security Cameras-4th St Garage-Milestone 2-8/29/2022	Paid by EFT # 70144		12/22/2025	12/22/2025	12/22/2025		12/22/2025	25,845.00
9915 - Mobile Communications America, INC	INV4210000083	15-Security Cameras-4th St Garage-Milestone 1-2/7/2022	Paid by EFT # 70144		12/22/2025	12/22/2025	12/22/2025		12/22/2025	25,845.00
Account 54510 - Other Capital Outlays Totals								Invoice Transactions	3	\$86,122.00
Program 151902 - 2019 4th St Garage Taxable Totals								Invoice Transactions	3	\$86,122.00
Department 15 - HAND Totals								Invoice Transactions	3	\$86,122.00
Fund 4657 - 2019 4th St Bnd Proceeds Taxable Totals								Invoice Transactions	3	\$86,122.00
Grand Totals								Invoice Transactions	30	\$233,530.48

REGISTER OF CLAIMS**Board: Redevelopment Commission Claim Register**

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
12/22/25	Claims				\$233,530.48
					<u>\$233,530.48</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 \$233,530.48

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 Office

Cheryl Sililand



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: December 12, 2025
Re: Payroll Register

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 11/24/2025 to 12/07/2025. 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 12/12/25 - 12/12/25

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	12/12/2025	2,790.08		.00	297.61	170.71	39.93	78.45	55.96	185.84	1,961.58
			.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	\$39.93	\$78.45	\$55.96	\$185.84	\$1,961.58
3954 Bettis, Jeremy	12/12/2025	3,597.09		.00	411.74	206.93	48.41	100.13	71.43	259.44	2,499.01
			.00	.00	3,337.65	3,337.65	3,337.65	3,337.65	3,337.65		
		\$3,597.09	\$0.00	\$0.00	\$411.74	\$206.93	\$48.41	\$100.13	\$71.43	\$259.44	\$2,499.01
10000 Bixler, Daniel R 2594	12/12/2025	2,105.26		.00	181.72	124.15	29.03	58.92	42.03	140.06	1,529.35
			.00	.00	2,002.34	2,002.34	2,002.34	2,002.34	2,002.34		
		\$2,105.26	\$0.00	\$0.00	\$181.72	\$124.15	\$29.03	\$58.92	\$42.03	\$140.06	\$1,529.35
2972 Caswell, Tammy M	12/12/2025	2,951.77		.00	381.46	176.00	41.15	84.71	60.71	187.02	2,020.72
			.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	\$41.15	\$84.71	\$60.71	\$187.02	\$2,020.72
10000 Collins, Barry 0111	12/12/2025	1,250.00		.00	189.23	77.50	18.13	37.50	21.88	.00	905.76
			.00	.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00		
		\$1,250.00	\$0.00	\$0.00	\$189.23	\$77.50	\$18.13	\$37.50	\$21.88	\$0.00	\$905.76
2771 Council, David R	12/12/2025	2,468.15		.00	162.63	138.62	32.42	63.82	45.53	326.73	1,698.40
			.00	.00	2,165.82	2,235.82	2,235.82	2,165.82	2,165.82		
		\$2,468.15	\$0.00	\$0.00	\$162.63	\$138.62	\$32.42	\$63.82	\$45.53	\$326.73	\$1,698.40
10000 Finley, Christina L 0187	12/12/2025	4,242.42		.00	611.21	243.26	56.89	116.25	83.75	368.95	2,762.11
			.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	\$56.89	\$116.25	\$83.75	\$368.95	\$2,762.11
3955 Hampton, Sean R	12/12/2025	2,146.24		.00	100.74	133.06	31.12	64.39	45.93	.00	1,771.00
			.00	.00	2,146.24	2,146.24	2,146.24	2,146.24	2,146.24		
		\$2,146.24	\$0.00	\$0.00	\$100.74	\$133.06	\$31.12	\$64.39	\$45.93	\$0.00	\$1,771.00
2393 Hayes, Chastina J	12/12/2025	2,790.07		.00	239.36	165.13	38.62	79.15	46.17	168.05	2,053.59
			.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	\$165.13	\$38.62	\$79.15	\$46.17	\$168.05	\$2,053.59
			\$0.00	\$0.00	\$2,638.22	\$2,663.22	\$2,663.22	\$2,638.22	\$2,638.22		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 12/12/25 - 12/12/25

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	12/12/2025	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	12/12/2025	3,340.14		.00	116.43	204.16	47.75	37.63	26.84	2,547.27	360.06
			.00	.00	1,292.87	3,292.87	3,292.87	1,292.87	1,292.87		
		\$3,340.14	\$0.00	\$0.00	\$116.43	\$204.16	\$47.75	\$37.63	\$26.84	\$2,547.27	\$360.06
3306 Killion-Hanson, Anna	12/12/2025	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	\$0.00	\$297.83	\$274.64	\$64.23	\$132.89	\$94.79	\$236.36	\$3,565.26
1516 Liford, Kenneth T	12/12/2025	2,790.08		.00	233.94	172.98	40.45	82.80	59.07	46.60	2,154.24
			.00	.00	2,760.08	2,790.08	2,790.08	2,760.08	2,760.08		
		\$2,790.08	\$0.00	\$0.00	\$233.94	\$172.98	\$40.45	\$82.80	\$59.07	\$46.60	\$2,154.24
2557 Radewan, Tonda L	12/12/2025	2,105.27		.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		
		\$2,105.27	\$0.00	\$0.00	\$158.38	\$122.66	\$28.68	\$57.75	\$41.19	\$141.85	\$1,554.76
1378 Sandweiss, Noah S	12/12/2025	3,156.61		.00	431.02	191.87	44.87	91.68	65.40	380.50	1,951.27
			.00	.00	3,094.48	3,094.48	3,094.48	3,094.48	3,094.48		
		\$3,156.61	\$0.00	\$0.00	\$431.02	\$191.87	\$44.87	\$91.68	\$65.40	\$380.50	\$1,951.27
10000 Stong, Mary J 0471	12/12/2025	2,790.08		.00	317.24	161.34	37.73	77.32	55.15	362.00	1,779.30
			.00	.00	2,577.30	2,602.30	2,602.30	2,577.30	2,577.30		
		\$2,790.08	\$0.00	\$0.00	\$317.24	\$161.34	\$37.73	\$77.32	\$55.15	\$362.00	\$1,779.30
504 Swinney, Matthew P	12/12/2025	3,817.30		.00	663.82	237.26	55.49	114.35	81.57	44.34	2,620.47
			.00	.00	3,811.76	3,826.76	3,826.76	3,811.76	3,811.76		
		\$3,817.30	\$0.00	\$0.00	\$663.82	\$237.26	\$55.49	\$114.35	\$81.57	\$44.34	\$2,620.47
3781 Tamewitz, Steven W	12/12/2025	2,790.08		.00	329.86	172.99	40.45	79.04	56.38	155.39	1,955.97
			.00	.00	2,634.69	2,790.08	2,790.08	2,634.69	2,634.69		
		\$2,790.08	\$0.00	\$0.00	\$329.86	\$172.99	\$40.45	\$79.04	\$56.38	\$155.39	\$1,955.97
			\$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 12/12/25 - 12/12/25

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	12/12/2025	3,817.30		.00	271.09	225.71	52.79	108.06	75.44	184.85	2,899.36
			.00	.00	3,640.45	3,640.45	3,640.45	3,640.45	3,640.45		
		\$3,817.30		\$0.00	\$271.09	\$225.71	\$52.79	\$108.06	\$75.44	\$184.85	\$2,899.36
			\$0.00	\$0.00	\$3,640.45	\$3,640.45	\$3,640.45	\$3,640.45	\$3,640.45		
2305 Van Rooy, Angela L	12/12/2025	4,159.73		.00	352.05	257.90	60.32	117.29	83.67	299.15	2,989.35
			.00	.00	3,909.73	4,159.73	4,159.73	3,909.73	3,909.73		
		\$4,159.73		\$0.00	\$352.05	\$257.90	\$60.32	\$117.29	\$83.67	\$299.15	\$2,989.35
			\$0.00	\$0.00	\$3,909.73	\$4,159.73	\$4,159.73	\$3,909.73	\$3,909.73		
728 Wright, Edward E	12/12/2025	2,105.27		.00	190.23	118.29	27.66	57.24	33.39	229.70	1,448.76
			.00	.00	1,907.87	1,907.87	1,907.87	1,907.87	1,907.87		
		\$2,105.27		\$0.00	\$190.23	\$118.29	\$27.66	\$57.24	\$33.39	\$229.70	\$1,448.76
			\$0.00	\$0.00	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87	\$1,907.87		
HAND - Housing & Neighborhood Dev		\$61,902.98		\$0.00	\$6,095.23	\$3,696.51	\$864.50	\$1,698.09	\$1,188.17	\$6,366.88	\$41,993.60
			\$0.00	\$0.00	\$56,910.61	\$59,621.00	\$59,621.00	\$56,910.61	\$56,910.61		
Grand Totals		\$61,902.98		\$0.00	\$6,095.23	\$3,696.51	\$864.50	\$1,698.09	\$1,188.17	\$6,366.88	\$41,993.60
			\$0.00	\$0.00	\$56,910.61	\$59,621.00	\$59,621.00	\$56,910.61	\$56,910.61		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
12/12/2025	Payroll				61,902.98
					<u>61,902.98</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 \$ 61,902.98

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 _____



KERRY THOMSON
MAYOR

CITY OF BLOOMINGTON

401 N Morton St
Post Office Box 100
Bloomington IN 47402

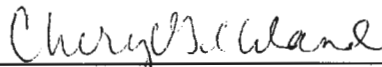
CONTROLLER'S OFFICE

p 812.349.3416
f 812.349.3456
controller@bloomington.in.gov

Payroll Register Cover Letter

To: Redevelopment Commission
From: Cheryl Gilliland, Deputy Controller
Date: December 24, 2025
Re: Payroll Register

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 12/08/2025 to 12/21/2025. 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.



Cheryl Gilliland
Deputy Controller



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 12/24/25 - 12/24/25

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	12/24/2025	2,790.08		.00	297.61	170.72	39.92	78.45	55.96	185.84	1,961.58
			.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	\$170.72	\$39.92	\$78.45	\$55.96	\$185.84	\$1,961.58
3954 Bettis, Jeremy	12/24/2025	3,597.09		.00	411.74	206.93	48.39	100.13	71.43	259.44	2,499.03
			.00	.00	3,337.65	3,337.65	3,337.65	3,337.65	3,337.65		
		\$3,597.09	\$0.00	\$0.00	\$411.74	\$206.93	\$48.39	\$100.13	\$71.43	\$259.44	\$2,499.03
10000 Bixler, Daniel R 2594	12/24/2025	2,105.27		.00	181.73	124.14	29.03	58.92	42.03	140.02	1,529.40
			.00	.00	2,002.39	2,002.39	2,002.39	2,002.39	2,002.39		
		\$2,105.27	\$0.00	\$0.00	\$181.73	\$124.14	\$29.03	\$58.92	\$42.03	\$140.02	\$1,529.40
2972 Caswell, Tammy M	12/24/2025	2,951.77		.00	381.46	176.01	41.17	84.71	60.71	187.02	2,020.69
			.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	\$41.17	\$84.71	\$60.71	\$187.02	\$2,020.69
10000 Collins, Barry 0111	12/24/2025	1,250.00		.00	189.23	77.50	18.13	37.50	21.88	.00	905.76
			.00	.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00		
		\$1,250.00	\$0.00	\$0.00	\$189.23	\$77.50	\$18.13	\$37.50	\$21.88	\$0.00	\$905.76
2771 Council, David R	12/24/2025	2,468.15		.00	162.63	138.62	32.42	63.82	45.53	326.73	1,698.40
			.00	.00	2,165.82	2,235.82	2,235.82	2,165.82	2,165.82		
		\$2,468.15	\$0.00	\$0.00	\$162.63	\$138.62	\$32.42	\$63.82	\$45.53	\$326.73	\$1,698.40
10000 Finley, Christina L 0187	12/24/2025	4,242.42		.00	611.27	243.28	56.90	116.26	83.76	368.71	2,762.24
			.00	.00	3,913.80	3,923.80	3,923.80	3,913.80	3,913.80		
		\$4,242.42	\$0.00	\$0.00	\$611.27	\$243.28	\$56.90	\$116.26	\$83.76	\$368.71	\$2,762.24
3955 Hampton, Sean R	12/24/2025	2,146.22		.00	100.74	133.07	31.12	64.39	45.93	.00	1,770.97
			.00	.00	2,146.22	2,146.22	2,146.22	2,146.22	2,146.22		
		\$2,146.22	\$0.00	\$0.00	\$100.74	\$133.07	\$31.12	\$64.39	\$45.93	\$0.00	\$1,770.97
2393 Hayes, Chastina J	12/24/2025	2,790.08		.00	239.36	165.12	38.61	79.15	46.17	168.05	2,053.62
			.00	.00	2,638.23	2,663.23	2,663.23	2,638.23	2,638.23		
		\$2,790.08	\$0.00	\$0.00	\$239.36	\$165.12	\$38.61	\$79.15	\$46.17	\$168.05	\$2,053.62
			\$0.00	\$0.00	\$2,638.23	\$2,663.23	\$2,663.23	\$2,638.23	\$2,638.23		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 12/24/25 - 12/24/25
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	12/24/2025	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	12/24/2025	357.87		.00	.00	19.25	4.50	.66	.47	332.99	.00
			.00	.00	60.60	310.60	310.60	60.60	60.60		
		\$357.87	\$0.00	\$0.00	\$0.00	\$19.25	\$4.50	\$0.66	\$0.47	\$332.99	\$0.00
3306 Killion-Hanson, Anna	12/24/2025	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	\$0.00	\$297.83	\$274.64	\$64.23	\$132.89	\$94.79	\$236.36	\$3,565.26
1516 Liford, Kenneth T	12/24/2025	2,790.08		.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		
		\$2,790.08	\$0.00	\$0.00	\$233.94	\$172.99	\$40.46	\$82.80	\$59.07	\$46.60	\$2,154.22
2557 Radewan, Tonda L	12/24/2025	2,105.27		.00	182.38	135.06	31.59	63.75	45.47	141.85	1,505.17
			.00	.00	2,163.42	2,178.42	2,178.42	2,163.42	2,163.42		
		\$2,105.27	\$0.00	\$0.00	\$182.38	\$135.06	\$31.59	\$63.75	\$45.47	\$141.85	\$1,505.17
1378 Sandweiss, Noah S	12/24/2025	3,156.61		.00	431.02	191.85	44.87	91.68	65.40	380.50	1,951.29
			.00	.00	3,094.48	3,094.48	3,094.48	3,094.48	3,094.48		
		\$3,156.61	\$0.00	\$0.00	\$431.02	\$191.85	\$44.87	\$91.68	\$65.40	\$380.50	\$1,951.29
10000 Stong, Mary J 0471	12/24/2025	2,790.08		.00	317.24	161.34	37.73	77.32	55.15	362.00	1,779.30
			.00	.00	2,577.30	2,602.30	2,602.30	2,577.30	2,577.30		
		\$2,790.08	\$0.00	\$0.00	\$317.24	\$161.34	\$37.73	\$77.32	\$55.15	\$362.00	\$1,779.30
504 Swinney, Matthew P	12/24/2025	3,817.31		.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		
		\$3,817.31	\$0.00	\$0.00	\$663.82	\$237.26	\$55.48	\$114.35	\$81.57	\$44.34	\$2,620.49
3781 Tamewitz, Steven W	12/24/2025	2,790.07		.00	329.86	172.98	40.46	79.04	56.38	155.39	1,955.96
			.00	.00	2,634.68	2,790.07	2,790.07	2,634.68	2,634.68		
		\$2,790.07	\$0.00	\$0.00	\$329.86	\$172.98	\$40.46	\$79.04	\$56.38	\$155.39	\$1,955.96
			\$0.00	\$0.00	\$2,634.68	\$2,790.07	\$2,790.07	\$2,634.68	\$2,634.68		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 12/24/25 - 12/24/25

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	12/24/2025	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	12/24/2025	4,159.73		.00	352.05	257.91	60.32	117.29	83.67	299.15	2,989.34
			.00	.00	3,909.73	4,159.73	4,159.73	3,909.73	3,909.73		
		\$4,159.73		\$0.00	\$352.05	\$257.91	\$60.32	\$117.29	\$83.67	\$299.15	\$2,989.34
			\$0.00	\$0.00	\$3,909.73	\$4,159.73	\$4,159.73	\$3,909.73	\$3,909.73		
728 Wright, Edward E	12/24/2025	2,105.27		.00	214.23	130.69	30.56	63.24	36.89	229.70	1,399.96
			.00	.00	2,107.87	2,107.87	2,107.87	2,107.87	2,107.87		
		\$2,105.27		\$0.00	\$214.23	\$130.69	\$30.56	\$63.24	\$36.89	\$229.70	\$1,399.96
			\$0.00	\$0.00	\$2,107.87	\$2,107.87	\$2,107.87	\$2,107.87	\$2,107.87		
HAND - Housing & Neighborhood Dev		\$58,920.72		\$0.00	\$6,026.87	\$3,536.42	\$827.06	\$1,673.13	\$1,169.59	\$4,152.32	\$41,535.33
			\$0.00	\$0.00	\$56,078.63	\$57,039.02	\$57,039.02	\$56,078.63	\$56,078.63		
Grand Totals		\$58,920.72		\$0.00	\$6,026.87	\$3,536.42	\$827.06	\$1,673.13	\$1,169.59	\$4,152.32	\$41,535.33
			\$0.00	\$0.00	\$56,078.63	\$57,039.02	\$57,039.02	\$56,078.63	\$56,078.63		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS

Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
12/24/2025	Payroll				58,920.72
					<u>58,920.72</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 \$ 58,920.72

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 _____

26-01
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

2026 REDEVELOPMENT COMMISSION MEETING SCHEDULE

WHEREAS, the Redevelopment Commission of the City of Bloomington is authorized under Indiana Code § 36-7-14-8 to set the dates of its regular, annual, and special meetings.

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

The regularly scheduled Redevelopment Commission meetings for 2026 and the annual organizational meeting for 2026 are set as described in the “2026 REDEVELOPMENT COMMISSION SCHEDULE,” which is attached to this Resolution as Exhibit A. The Bloomington Redevelopment Commission hereby authorizes City Staff to perform all actions necessary to effectuate the purposes of this resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

2026 REDEVELOPMENT COMMISSION SCHEDULE

January 5, 2026	February 2, 2026
February 16, 2026	March 2, 2026
March 16, 2026	April 6, 2026
April 20, 2026	May 4, 2026
May 18, 2026	June 1, 2026
June 15, 2026	July 20, 2026
August 3, 2026	August 17, 2026
September 21, 2026	October 5, 2026
October 19, 2026	November 2, 2026
November 16, 2026	December 7, 2026

All meetings will be held at 5:00 pm either in-person in the McCloskey Conference Room, Suite 135 in Bloomington City Hall, electronically via Zoom, or both unless otherwise noted.

26-02
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

APPROVAL OF MAINTENANCE OF PROPERTY OWNED BY THE
REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) has purchased real property throughout the allocation area known as the Consolidated TIF and within the Trades District (“RDC Property”);

WHEREAS, the RDC recognizes that there are ongoing maintenance requirements associated with these properties;

WHEREAS, in Resolution 25-02, the RDC provided funding for the maintenance of property it owns, including properties within the Certified Technology Park through December 31, 2025;

WHEREAS, the RDC wishes to approve the funding for the maintenance of RDC-owned property through December 31, 2026;

WHEREAS, the funding for the maintenance shall come from Account Number 2519-15-150000-53990, which is a non-TIF fund where collected rent is deposited; and,

WHEREAS, there is sufficient revenue in Account Number 2519-15-150000-53990 to pay for these expenditures.

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

1. The RDC authorizes the Housing and Neighborhood Development staff to receive, process, and approve invoices to expend funds on utility bills and maintenance costs associated with the RDC Property. Invoices for maintenance costs associated with the RDC Property that are more than Five Thousand Dollars (\$5,000) must be specifically approved by the RDC in advance of their expenditure. In the event that a utility bill exceeds Two Thousand Five Hundred Dollars (\$2,500), Housing and Neighborhood Development staff will inform the RDC at its next scheduled meeting.
2. For the avoidance of doubt, the RDC authorizes the City of Bloomington Controller to directly pay for or reimburse the requests to expend funds on utility bills and maintenance costs associated with the RDC Property that have been approved by the RDC out of the Account Number 2519-15-150000-53990. The City of Bloomington Controller shall not

directly pay for or reimburse expenditures totaling more than Three Hundred Thousand Dollars (\$300,000), unless otherwise approved by the RDC.

3. The authorizations provided by this Resolution shall expire on December 31, 2026.
4. The Bloomington Redevelopment Commission hereby authorizes City Staff to perform all actions necessary to effectuate the purposes of this resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

26-03
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF FUNDING FOR
APPRAISALS FOR PROPERTY WITHIN THE
ALLOCATION AREAS FOR THE PURPOSE OF
POSSIBLE ACQUISITION AND REDEVELOPMENT

WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the Redevelopment Commission of the City of Bloomington (“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, the Redevelopment Commission of the City of Bloomington (“RDC”) was created for the development and redevelopment of economic development areas that would benefit public welfare, which includes the use of tax increment from the Consolidated TIF in the acquisition of real property;

WHEREAS, the Consolidated TIF is an allocation area for purposes of tax increment financing;

WHEREAS, Indiana Code Sections 36-7-14-19, -19.5, -22 require, in most circumstances, that the RDC obtain two independent appraisals of fair market value for the property to either acquire or sell real property;

WHEREAS, Staff is requesting an amount for the necessary appraisals of various parcels of property within the Consolidated TIF not to exceed Fifty Thousand Dollars (\$50,000); and

WHEREAS, the RDC has available Consolidated TIF funds to pay for the appraisals.

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

1. The Bloomington Redevelopment Commission hereby approves payments not to exceed Fifty Thousand Dollars (\$50,000.00) from the Consolidated TIF funds for appraisals for the acquisition of property within the Consolidated TIF.
2. Housing and Neighborhood Development Director Anna Killion-Hanson may sign any necessary agreements with independent appraisal agencies necessary to complete the appraisals on property, and such agreements shall be subject to the City’s normal procurement procedures.

3. City staff are directed to present the findings of any appraisal to the Bloomington Redevelopment Commission and to save any subsequent appraisal agreements in the Bloomington Redevelopment Commission's files with this Resolution.
4. Unless extended by the Bloomington Redevelopment Commission in a resolution, the funding authorization provided under this Resolution shall expire on December 31, 2026.
5. The Bloomington Redevelopment Commission hereby authorizes City Staff to perform all actions necessary to effectuate the purposes of this resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date



CONTRACT COVER MEMORANDUM

TO: Controller's Office
FROM: Dana Robert Kerr, Assistant City Attorney
DATE: December 29, 2025
RE: Right of Entry and Release for Patriot Engineering

Contract Recipient/Vendor Name:	Patriot Engineering and Environmental Inc.
Department Head Initials of Approval:	
Responsible Department Staff: <i>(Return signed copy to responsible staff)</i>	RDC - Kerr / Engineering Blandford
Responsible Attorney: <i>(Return signed copy to responsible attorney)</i>	Dana Robert Kerr
Record Destruction Date: <i>(Legal to fill in)</i>	1/1/2037
Legal Department Internal Tracking #: <i>(Legal to fill in)</i>	26-033
RDC Resolution Number (If Applicable):	26-04
Due Date For Signature:	ASAP
Expiration Date of Contract:	3/31/2026
Renewal Date for Contract:	NA
Total Dollar Amount of Contract:	NA
Funding Source:	NA
W9/EFT Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	
Affirmative Action Plan Complete (if applicable): <i>(Staff Member of Responsible Dept. to fill in)</i>	
Procurement Summary Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	

Summary of Contract: ROE for Patriot to do soil borings on RDC properties for possible installation of artwork.

26-04
RESOLUTION OF THE
REDEVELOPMENT COMMISSION OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF
RIGHT OF ENTRY FOR
PATRIOT ENGINEERING TO CONDUCT
SOIL BORINGS AS PART OF THE CCC GRANT

WHEREAS, the City of Bloomington Redevelopment Commission ("RDC") owns property within the 65-acre Bloomington Certified Technology Park known as the Trades District;

WHEREAS, in August 2024, the City of Bloomington was named a sub-award recipient in the College and Community Collaboration ("CCC") grant from Lilly Endowment Inc. in partnership with Indiana University and The Mill;

WHEREAS, the purpose of the CCC grant is to attract quality employers and jobs, accelerate area development, and implement placemaking strategies at the site of the Trades District;

WHEREAS, grant partners have requested the services of a professional engineering and environmental firm to perform soil borings and analysis throughout the district as indicated in Exhibit A to aid in determining potential locations for public art in service of the CCC grant;

WHEREAS, the locations of certain boring sites are on RDC owned property;

WHEREAS, CCC grant funding will pay for the soil borings and related engineering services; and,

WHEREAS, the work will be executed under the City of Bloomington Engineering Department's open contract with Patriot Engineering and Environmental Inc.

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

1. The Bloomington Redevelopment Commission approves activities described above are hereby approved.
2. The Bloomington Redevelopment Commission approves the attached Agreement for Revocable Right of Entry and Release, Exhibit B, and requests that City Staff file the fully executed copies along with this Resolution.

3. The Bloomington Redevelopment Commission delegates power to City Staff to perform any and all other necessary actions to effectuate the purposes of this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

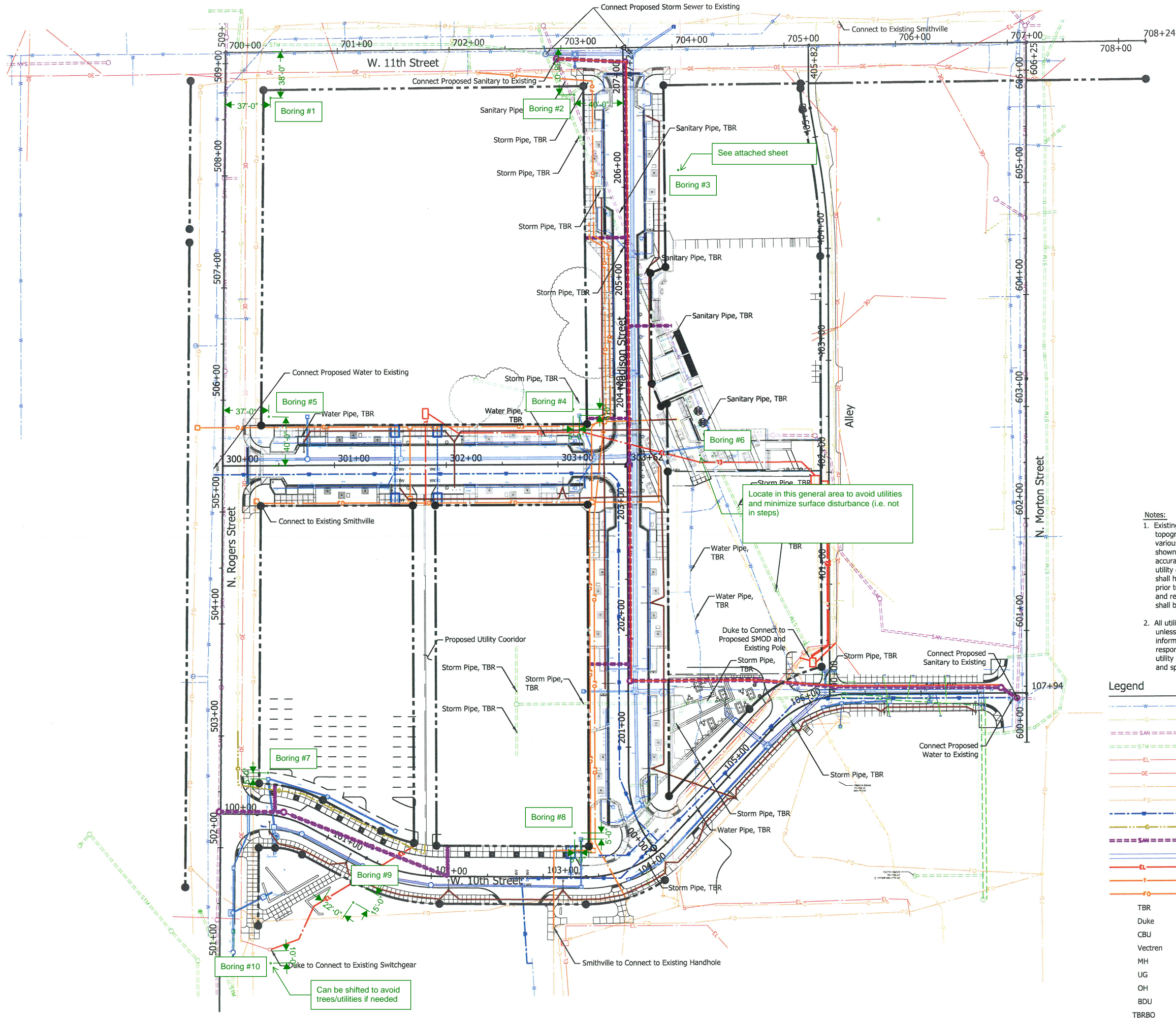
Secretary

Printed Name

Date

EXHIBIT A

L:\Anderson_Bohlander\14701-06-01_TradesDist\Draw\Shts\Sht_Prop_SiteUtilityPlan_10th_40_00.dgn



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8790 Purdue Road
Indianapolis, Indiana 46268
www.cmtengr.com

PREPARED FOR
City of Bloomington

401 North Morton St.
Bloomington, IN 47404

PROJECT
TRADES DISTRICT

CERTIFIED TECH PARK
Bloomington, Indiana

CONSULTANTS

LANDSCAPE ARCHITECT:
Anderson + Bohlander, LLC
1 North Meridian Street, Suite 902
Indianapolis, Indiana 46201
www.andersonbohlander.com

BRANDING:
Pivot Marketing
1052 Virginia Avenue
Indianapolis, Indiana 46203
317-535-0047

ISSUE FOR BID
December 20, 2017

DESIGNED:
BEA
CHECKED:
CMR

DRAWN:
BEA
CHECKED:
CMR

REVISIONS
No. Date Issue

- Notes:
- Existing utility information shown is based on topographical surveys provided or records of the various utility companies. This information is shown for clarity, but may not be complete or accurate. The Contractor is responsible for all utility coordination shown or not. The Contractor shall have all utilities field located as necessary prior to beginning work. The support, protection and restoration of all utilities and appurtenances shall be the responsibility of the Contractor.
 - All utility information shall be considered QL-D unless otherwise indicated and is included for informational purposes only. The Contractor is responsible for locating and coordinating with utility companies in accordance with the plans and specifications and with Indiana Code.

Legend

	Existing Water
	Existing Gas
	Existing Sanitary Sewer
	Existing Storm Sewer
	Existing Electric
	Existing Overhead Electric
	Existing Telephone
	Existing Fiber Optic
	Proposed Water
	Proposed Gas
	Proposed Sanitary Sewer
	Proposed Storm Sewer
	Proposed Electric
	Proposed Telephone
	Proposed Fiber Optic
TBR	To Be Removed
Duke	Duke Energy
CBU	City of Bloomington Utilities
Vectren	Vectren Energy
MH	Manhole
UG	Underground
OH	Overhead
BDU	Bloomington Digital Underground
TBRBO	To Be Removed By Others



Cassin M. Reiter 12/18/2017

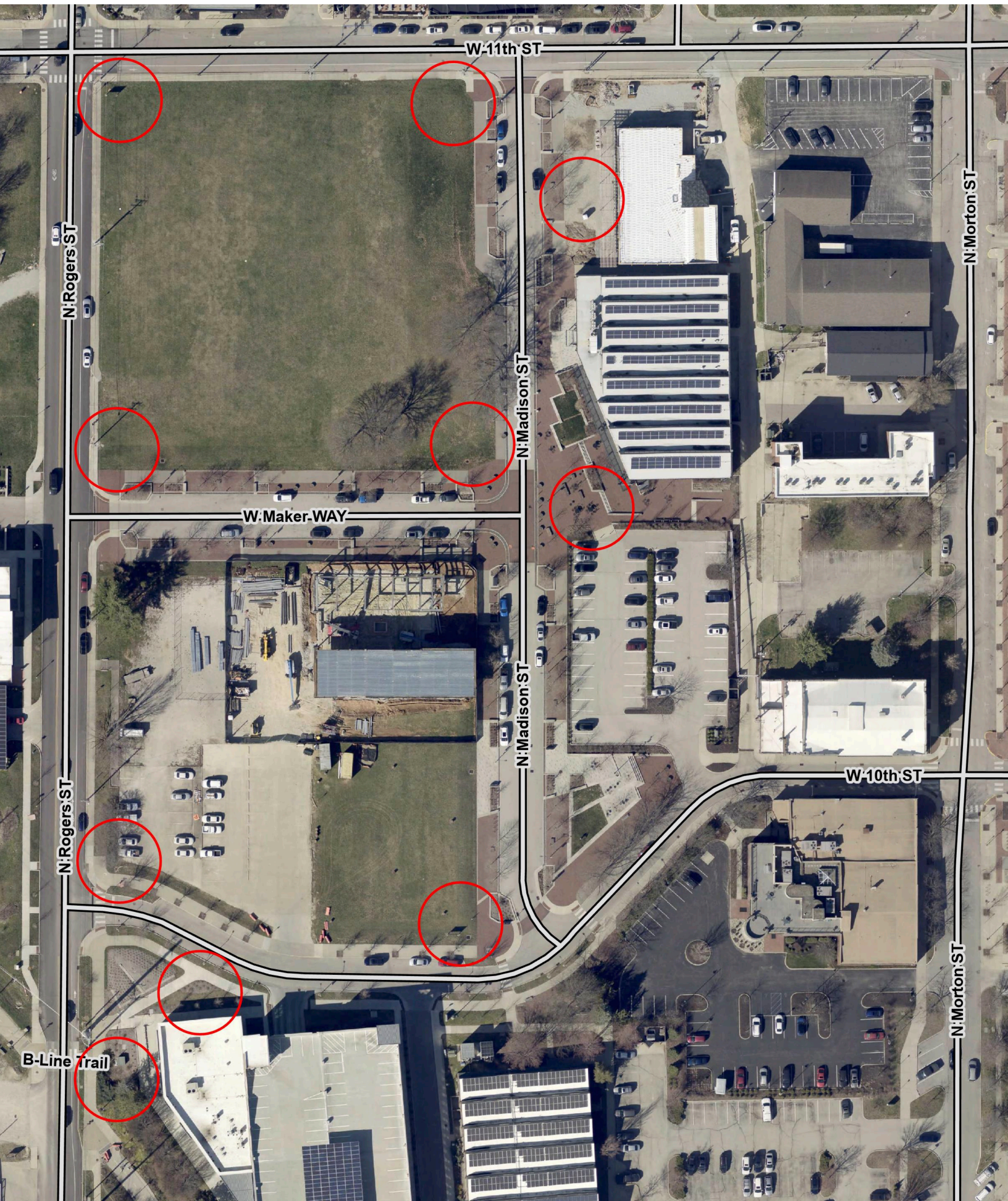
SHEET TITLE

PROPOSED UTILITY PLAN

SCALE 1" = 40'

SHEET NUMBER

UT-03



W. 11th ST

N. Rogers ST

N. Madison ST

N. Morton ST

W. Maker WAY

N. Madison ST

W. 10th ST

N. Rogers ST

N. Morton ST

B-Line Trail

EXHIBIT B

AGREEMENT FOR REVOCABLE RIGHT OF ENTRY AND RELEASE

WHEREAS, the City of Bloomington Redevelopment Commission, (“Owner” or “RDC”) is the owner of property within Bloomington’s Certified Technology Park known as the Trades District;

WHEREAS, there are multiple sites located on RDC Property that City staff would like to make available for Patriot Engineering and Environmental, Inc. to perform soil borings and analysis (“Activities”);

WHEREAS, the engineering services will support future installation of new pieces of artwork within the Trades District as part of the College and Community Collaboration (“CCC”) grant;

WHEREAS, the Activities would take place from January 1, 2026, through March 31, 2026; and,

WHEREAS, due to the inherent nature of the Property and Activities involved, the Activities carry a risk of physical injuries to participants and damage to the Property.

NOW, THEREFORE, the parties agree as follows:

1. Owner grants Patriot Engineering and Environmental, Inc., a right of entry onto the Property for the Activities, as previously described.
2. Patriot Engineering and Environmental, Inc. and City staff shall be responsible for obtaining any necessary permits or permissions for its use of the Property. Patriot Engineering and Environmental, Inc. shall also be responsible for adhering to any and all federal, state, and local laws, regulations, and rules related to its Activities.
3. Patriot Engineering and Environmental, Inc. may conduct its Activities on the Property from January 1, 2026, through March 31, 2026.
4. Patriot Engineering and Environmental, Inc. agrees to indemnify, release, and hold harmless the Owner from any and all claims, damages, losses, liabilities, expenses, or injuries arising directly or indirectly from Patriot Engineering and Environmental, Inc. Activities on the Property, including but not limited to personal injury to its employees, volunteers, spectators, visitors, or any other individual harmed by the Activities, including property damage.
6. This Agreement may be extended by mutual agreement of the parties in writing.
7. This Agreement shall be governed and interpreted by, and construed in accordance with, the laws of the State of Indiana. The Monroe Circuit Court shall retain original

jurisdiction and preferred venue to resolve any dispute arising from the interpretation or enforcement of this Agreement.

8. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, then such provision shall be severed from this Agreement and the remainder will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below:

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

PATRIOT ENGINEERING AND ENVIRONMENTAL, INC.

Signature

Printed Name and Title

Date