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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.

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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

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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

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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 Whikehart, 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

Signed by:
John West
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John West, Secretary

Date: 1/5/2026